



Nevada State Board of Equalization  
Taxpayer 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](mailto:stateboard@tax.state.nv.us) by 5:00 p.m. March 10, 2026.

Mail to: State Board of Equalization, 3850 Arrowhead Drive, Carson City, NV, 89706. POSTMARK by 5:00 p.m. March 10, 2026.

Please Print or Type:

**Part A. PROPERTY OWNER AND PETITIONER INFORMATION**

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: Empire Southwest LLC					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): Richard Cunningham				TITLE: Senior Vice President	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX): 3300 Saint Rose Parkway				EMAIL ADDRESS: Richard.Cunningham@empire-cat.com	
CITY: Henderson	STATE: NV	ZIP CODE: 89052	DAYTIME PHONE: 602-292-0530	ALTERNATE PHONE:	FAX NUMBER:

**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 Delaware.

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

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

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 IDENTIFICATION INFORMATION**

**1. Enter Physical Address of Property:**

ADDRESS: 3050	STREET/ROAD: East Railroad Street	CITY (IF APPLICABLE): Winnemucca	COUNTY: Humboldt
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**2. Enter Applicable APN or Account Number from assessment notice or tax bill:**

ASSESSOR'S PARCEL NUMBER (APN): 05-0253-04	ACCOUNT NUMBER: EQ001042
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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: <u>2</u>	Multiple parcel list is attached. <input checked="" 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 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 checked="" 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 type="checkbox"/> 2026-2027 Secured Roll	<input checked="" type="checkbox"/> 2025-2026 Unsecured Roll	<input type="checkbox"/> 2025-2026 Supplemental Roll
<input type="checkbox"/> 2026-2027 Centrally-assessed Roll	<input type="checkbox"/> 2025-2025 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		Property Owner: 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				
Buildings				
Personal Property	18,421,814	6,447,635	12,674,257 (see attached)	4,435,990
Total				

For Clerk Use Only: **26-111**

**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:

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Other reason, please describe. \_\_\_\_\_

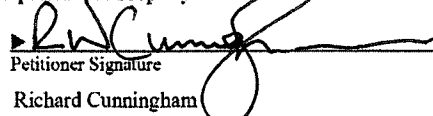
**Part G. ATTACH A BRIEF STATEMENT OR LETTER DESCRIBING THE ISSUES AND CONTENTIONS IN THIS APPEAL.**

**Part H. COUNTY APPEAL INFORMATION**

County in which appeal was heard: Humboldt	County Case Number: HCB2026-01	Date Heard by County: 02-18-2026
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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; 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 I below is completed, I further certify I have authorized each agent named therein to represent the Property Owner as stated and I have the authority to appoint each agent named in Part I.

  
 \_\_\_\_\_  
 Petitioner Signature  
 Richard Cunningham  
 \_\_\_\_\_  
 Print Name of Signatory

Senior Vice President  
 \_\_\_\_\_  
 Title  
 02/27/26  
 \_\_\_\_\_  
 Date

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

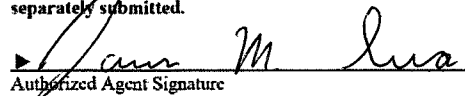
I hereby authorize the agent whose name and contact information appears below to file a petition to the Nevada State Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition. I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the 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 D(5) of this Petition.

**Authorized Agent Contact Information:**

NAME OF AUTHORIZED AGENT: James M. Susa		TITLE: Attorney			
AUTHORIZED AGENT COMPANY, IF APPLICABLE: DeConcini McDonald Yetwin & Lacy, PC		EMAIL ADDRESS: jsusa@dmyl.com			
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) 2525 E. Broadway Blvd., Suite 200					
CITY Tucson	STATE AZ	ZIP CODE 85716	DAYTIME PHONE 520-322-5000	ALTERNATE PHONE	FAX NUMBER

Authorized Agent must check each applicable statement and sign below.

- I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.
- 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 the limitations contained in the Agent Authorization Form to be separately submitted.

  
 \_\_\_\_\_  
 Authorized Agent Signature  
 James M. Susa  
 \_\_\_\_\_  
 Print Name of Signatory

Attorney  
 \_\_\_\_\_  
 Title  
 3-1-26  
 \_\_\_\_\_  
 Date

Nevada State Board of Equalization

Appeal for Humboldt County

Additional account appealed

EQ000104

Part G Statement

Empire Southwest LLC (“Empire”) appealed two personal property account valuations to the Humboldt County Board of Equalization. Both appeals assert that any large Caterpillar equipment Empire owns is exempt from property tax pursuant to NRS § 361.068 as “personal property held for sale by a merchant.”

On account EQ000104, Empire identified large Caterpillar equipment with a taxable value of \$5,747,551. This should be subtracted from the Assessor’s taxable value of \$10,900,451.

On account EQ001042, Empire identified errors in reporting five real property improvement line items to the Assessor. Those five real property errors have a taxable value of \$274,357. This should be subtracted from the Assessor’s taxable value of \$7,521,362.

On account EQ001042, Empire believes that the Assessor has included personal property that no longer is within Humboldt County, is reported on account EQ000104 and/or is large Caterpillar equipment that is exempt from property tax. Empire is comparing the Assessor’s 272 line personal property report card with its inventory records to identify what property is erroneously included in the Assessor’s total taxable value of \$7,521,362.



## 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: [stateboard@tax.state.nv.us](mailto:stateboard@tax.state.nv.us).  
Mail to: 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 ROLL: Empire Southwest LLC					
NAME OF PERSON GRANTING AUTHORITY TO AGENT (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): Richard Cunningham				TITLE Senior Vice President	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 3300 Saint Rose Parkway				EMAIL ADDRESS: Richard.Cunningham@Empirc-Cat.com	
CITY Henderson	STATE NV	ZIP CODE 89052	DAYTIME PHONE 602-292-0530	ALTERNATE PHONE	FAX NUMBER

### Part B. PROPERTY OWNER INFORMATION

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

- Sole Proprietorship                       Trust                       Corporation  
 Limited Liability Company (L.L.C.)     General or Limited Partnership     Government or Governmental Agency  
 Other, please describe: \_\_\_\_\_

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

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

### 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 notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN)	ACCOUNT NUMBER EQ001042	PROPERTY IDENTIFICATION NUMBER (PIN)-MINES
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- Multiple parcel list attached. (Use letter-size paper)

### Part E. YEAR AND ROLL TYPE OF ASSESSMENT BEING APPEALED:

- 2026-2027 Secured Roll                       2025-2026 Unsecured Roll                       2025-2026 Supplemental Roll  
 2026-2027 Centrally-assessed Roll                       2025-2026 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.

For clerk use only

**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.

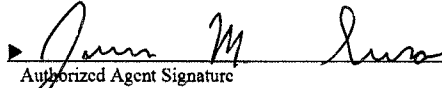
I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the Nevada State Board of Equalization. This authorization is limited to the appeal of 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: James M. Susa			TITLE: Attorney		
AUTHORIZED AGENT COMPANY, IF APPLICABLE: DeConcini McDonald Yetwin & Lacy, PC			EMAIL ADDRESS: jsusa@dmyl.com		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) 2525 E. Broadway Blvd., Suite 200					
CITY Tucson	STATE AZ	ZIP CODE 85716	DAYTIME PHONE 520-322-5000	ALTERNATE PHONE	FAX NUMBER

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


Attorney
3-1-26  
 Authorized Agent Signature Title Date

**Authorized Agent Contact Information:**

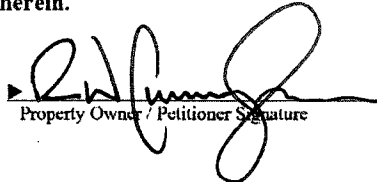
NAME OF AUTHORIZED AGENT:			TITLE:		
AUTHORIZED AGENT COMPANY, IF APPLICABLE:			EMAIL ADDRESS:		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

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

\_\_\_\_\_  
 Authorized Agent Signature Title Date

**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; 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. I further certify I have authorized each agent named herein to represent the Property Owner as stated and I have the authority to appoint each agent named herein.


Senior Vice-President
02/27/26  
 Property Owner / Petitioner Signature Title Date

# COUNTY RECORD

## Humboldt County Board of Equalization

### Agent Authorization Form

If you have questions about this form or the appeal process, please call: 702-455-3891.

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 ROLL: Empire Southwest LLC						
NAME OF PERSON GRANTING AUTHORITY TO AGENT (IF DIFFERENT THAN PROPERTY OWNER): Richard Cunningham					TITLE Senior Vice President	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 3300 Saint Rose Parkway					EMAIL ADDRESS: Richard.Cunningham@Empire-Cat.com	
CITY Henderson	STATE NV	ZIP CODE 89052	DAYTIME PHONE 602-292-0530	ALTERNATE PHONE	FAX NUMBER	

#### Part B. PROPERTY OWNER INFORMATION

Check organization type which best describes the Property Owner if 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 Delaware.

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

#### 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. Please see instructions.

- 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 APN or Account Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN)	ACCOUNT NUMBER EQ001042
--------------------------------	----------------------------

- Multiple parcel list attached. (Use letter-size paper)

#### Part E. YEAR AND ROLL TYPE OF ASSESSMENT BEING APPEALED:

<input type="checkbox"/> 2026-2027 Secured Roll	<input checked="" type="checkbox"/> 2025-2026 Unsecured Roll	<input type="checkbox"/> 2025-2026 Supplemental Roll
Other years being appealed:		
Be prepared to cite the legal authority, if any, that permits the County Board to consider appeals of taxable value from prior years.		

**Part F. AUTHORIZATION OF AGENT**

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 of this Agent Authorization.

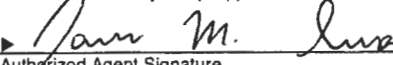
I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the Clark County Board of Equalization. This authorization is limited to the appeal of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

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: James M. Susa			TITLE: Attorney		
AUTHORIZED AGENT COMPANY, IF APPLICABLE: DeConcini McDonald Yetwin & Lacy, PC			EMAIL ADDRESS: Jsusa@dmyl.com		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) 2525 E. Broadway Blvd., Suite 200					
CITY Tucson	STATE AZ	ZIP CODE 85716	DAYTIME PHONE 520-322-5000	ALTERNATE PHONE	FAX NUMBER 520-322-5585

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


Attorney
1-9-2016  
 Authorized Agent Signature Title Date

**Authorized Agent Contact Information:**

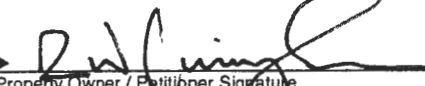
NAME OF AUTHORIZED AGENT:			TITLE:		
AUTHORIZED AGENT COMPANY, IF APPLICABLE:			EMAIL ADDRESS:		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

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

\_\_\_\_\_  
 Authorized Agent Signature Title Date

**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. I further certify I have authorized the agent named herein to represent the Property Owner as stated and I have the authority to appoint the authorized agent named herein.


Senior Vice President
01/07/26  
 Property Owner / Petitioner Signature Title Date  
 Richard Cunningham  
 Print Name of Owner/Petitioner

**Humboldt County Board of Equalization**

**General Index of Exhibits**

**Case Number:**   HCB2026-01  

**Date Heard:**   02/18/2026  

**Petitioner**   Empire Southwest LLC  

**Respondent**   Humboldt County Assessor  

Exhibit #	Petitioner	Respondent	Description	Mark	Offered	Received	Withdrawn	Admitted
1	X		Petition for Review of Taxable Valuation			X		
2	X		Copy of Personal Property Tax Bill EQ000104 w/attachments			X		
3	X		Copy of Personal Property Tax Bill EQ001042 w/attachments			X		
4	X		Letter from DeConcini McDonald Yetwin & Lacy to Humboldt County Board of Equalization w/exhibits attached - A, 1,2, 3, 4, 5, 6, 7, B, C,			X		
5	X		Email from James M. Susa dated 02/10/2026 w/exhibits attached			X		

Humboldt 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 (Agent's Information to be completed in Part H)

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: Empire Southwest LLC
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): Richard Cunningham
TITLE: Senior Vice President
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX): 3300 Saint Rose Parkway
EMAIL ADDRESS: Richard.Cunningham@empire-cat.com
CITY: Henderson STATE: NV ZIP CODE: 89052 DAYTIME PHONE: 602-292-0530

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.

- Checkboxes for Sole Proprietorship, Trust, Corporation, Limited Liability Company (LLC), General or Limited Partnership, Government or Governmental Agency, and Other.

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

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

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

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

- Checkboxes for 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, and Other.

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

Table with columns: ADDRESS (3050), STREET/ROAD (East Railroad Street), CITY (IF APPLICABLE) (Winnemucca), COUNTY (Humboldt), PURCHASE PRICE, PURCHASE DATE.

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

Table with columns: ASSESSOR'S PARCEL NUMBER (APN) (15-0253-04), ACCOUNT NUMBER (EQ001042)

3. Does this appeal involve multiple parcels? Yes No List multiple parcels on a separate, letter-sized sheet.

If yes, enter number of parcels: 2 Multiple parcel list is attached.

4. Check Property Use Type:

Checkboxes for 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.

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

Checkboxes for 2026-2027 Secured Roll, 2025-2026 Unsecured Roll, 2025-2026 Supplemental Roll.

RECEIVED

JAN 13 2026

HUMBOLDT COUNTY CLERK

SBE 26-111 Pg 10



**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	N/A	
Buildings	N/A	
Personal Property	18,421,814	4,000,000
Possessory Interest in real property		
Exempt Value		
Total		

**Part F. TYPE OF APPEAL**

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

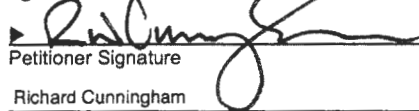
- NRS 361.357: The full cash value of my property is less than the computed taxable value of the property.
- NRS 361.356: My property is assessed at a higher value than another property that has an identical use and a comparable location to my property.
- NRS 361.355: My property is overvalued because other property within the county is undervalued or not assessed, and I have attached the proof showing the owner, location, 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 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).**

See attached.

**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; 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 each agent named therein to represent the Property Owner as stated and I have the authority to appoint each agent named in Part H

  
 \_\_\_\_\_  
 Petitioner Signature  
 Richard Cunningham  
 \_\_\_\_\_  
 Print Name of Signatory

Senior Vice President  
 \_\_\_\_\_  
 Title  
 01/07/2025  
 \_\_\_\_\_  
 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.

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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: James M. Susa		TITLE: Attorney			
AUTHORIZED AGENT COMPANY, IF APPLICABLE: DeConcini McDonald Yetwin & Lacy, PC		EMAIL ADDRESS: jsusa@dmyl.com			
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) 2525 E. Broadway Blvd., Suite 200					
CITY: Tucson	STATE: AZ	ZIP CODE: 85718	DAYTIME PHONE: 520-322-5000	ALTERNATE PHONE:	FAX NUMBER: 520-322-5585

Authorized Agent must check each applicable statement and sign below.

- I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.
- 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 the limitations contained in the Agent Authorization Form to be separately submitted.

James M. Susa  
Authorized Agent Signature  
James M. Susa  
Print Name of Signatory

Attorney  
Title  
1-9-2016  
Date

<input type="checkbox"/> I hereby withdraw my appeal to the County Board of Equalization.	
Signature of Owner or Authorized Agent/Attorney	Date

Humboldt County Board of Equalization Appeal Form Attachment

Additional parcels or accounts appealed

EQ000104











**NOTICE TO TAXPAYERS**

**NOTICE IS HEREBY GIVEN** THAT IN ACCORDANCE WITH NEVADA REVISED STATUTE 361.483 FISCAL YEAR TAXES ARE NOW DUE AND PAYABLE. ANY PERSON SEEKING RELIEF FROM PENALTIES OR INTEREST SHALL REFER TO NRS 361.4835. IF ANY PERSON CHARGED WITH TAXES, WHICH ARE A LIEN ON PERSONAL PROPERTY FAILS TO PAY:

**Personal Property Billing Information**

If you need an explanation of the method of appraisal of this property, please call (775) 623-6444. If you disagree with the value of this property, you have rights to an appeal pursuant to NRS 361.355(2) or NRS 361.360(3). Property placed on the unsecured roll assessed between May 1 and December 15 may be appealed on or before the following January 15 to the county board of equalization. If the property is assessed after December 15, but before or on the following April 30, an appeal may be filed on or before May 15 to the state board of equalization. Please contact our office to obtain information on how to file an appeal. To avoid penalties, this bill must be paid when due, even if an appeal is pending.

If the First Installment or any subsequent installment is not received within ten (10) days after the due date, the entire amount of this quarter is due with a 10% penalty.

**Payment Installments for a Manufactured Home**

NRS 361.483 allows for taxes assessed upon a manufactured home to be paid in four installments if the taxes assessed exceed \$100.00. If the taxes assessed are \$100.00 or less, taxes assessed must be paid in one installment.

PROPERTY TAXES OF \$100 OR MORE MAY BE PAID IN INSTALLMENTS BY THE INSTALLMENT DUE DATE. NEVADA REVISED STATUTE 361.483 REQUIRES ALL TAX BILLS UNDER \$100 MUST BE PAID ON THE FIRST INSTALLMENT AS INDICATED.

ONE TAX BILL IS MAILED IN JULY OF EACH YEAR AND INCLUDES PAYMENT STUBS FOR EACH INSTALLMENT. FAILURE TO RECEIVE A TAX BILL DOES NOT EXCUSE TIMELY PAYMENT OF TAXES AND DOES NOT PROVIDE A BASIS FOR WAIVER OF PENALTIES AND INTEREST.

**Make remittance payable to: HUMBOLDT COUNTY TREASURER**  
**MAIL TO: Rhona Lecumberry**  
Humboldt County Treasurer  
50 W Fifth Street  
Winnemucca, NV 89445

Office Phone Number: (775) 623-6444  
Email: rhona.lecumberry@humboldtcountynv.gov

Credit Card and e-check payments are available at <https://humboldt-search.gsacorp.io/search/tax>

**\*NOTE:** There will be a convenience fee for all Credit Card/Debit Card payments.  
**Cash, Check, Money Order payments are accepted in the Treasurer's office.**  
**Office Hours are 8:00 am to 5:00 pm Monday through Friday, excluding holidays**  
**Pay your taxes using online bill pay through your bank. Select your vendor payee as:**  
**HUMBOLDT COUNTY TREASURER and be sure to include ALL 8 digits of your account number.**

**FILL OUT IF YOU HAVE A CHANGE OF ADDRESS**  
STREET \_\_\_\_\_  
CITY \_\_\_\_\_  
STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
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**AUTHORIZED SIGNATURE**

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**AUTHORIZED SIGNATURE**





















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JOHN R. McDONALD (1933-2012)  
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RICHARD M. YETWIN  
BARRON & ASSOCIATES, P.C. - JOHN H. BARRON, III

January 9, 2026

**PLEASE REPLY TO TUCSON**  
JSUSA@DMYL.COM

Humboldt County Board of Equalization  
c/o Humboldt County Assessor's Office  
50 W. Fifth Street  
Winnemucca, NV 89445

RE: Humboldt County personal property accounts EQ000104 and EQ001042  
Empire Southwest LLC  
Tax Year 2025-26

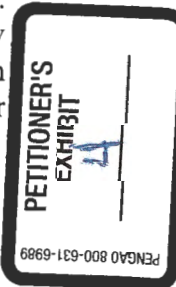
Dear County Board Members:

Empire Southwest LLC ("Empire") owns business personal property in Humboldt County. The property is divided into the following categories:

1. Office and shop equipment
2. Allied rental equipment
3. Caterpillar light rental equipment
4. Caterpillar heavy rental equipment
5. Caterpillar non-rental equipment

The Humboldt County Assessor ("Assessor") audited Empire's personal property for tax years 2023-24 and 2024-25 and determined that categories 1 to 4 were subject to personal property tax. Empire appealed the determination as to categories 2 to 4 (though Empire only appealed the 2023-24 tax year due to an oversight) to the Humboldt County Board of Equalization ("CBOE"). Empire and the Assessor agreed that category 5 equipment was exempt from property tax. The prior appeal package is included as Exhibit A hereto and incorporated by this reference for the CBOE's convenience providing Empire's arguments from that appeal. The CBOE determined that the assessments were correct based upon Empire's placing category 2 through 4 equipment into the rental fleet.

The CBOE decision was appealed to the Nevada State Board of Equalization ("SBOE"). Prior to that appeal, Empire conceded that category 2 equipment should be subject to the property tax. However, because Empire is the only authorized dealer for Caterpillar ("CAT") equipment in the State of Nevada, Empire asserted that all CAT equipment, whether for a rental use or never



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January 9, 2026

Page 2

used for rental, was exempt from property taxation under NRS § 361.068(1)(a), a statute that exempts “personal property held for sale by a merchant.” The SBOE concluded that the CAT equipment “should be treated as exempt property, even though a portion of the property may be at times rented.” SBOE Amended Decision dated December 9, 2025 (“Decision”) attached as Exhibit B hereto.

Empire further asserted at the SBOE that when exempt CAT equipment was actually rented, that rental use constituted a taxable use to the renter, not Empire, under NRS § 361.159 for the time period being rented in the year prior to the valuation date of July 1. Empire noted that it utilized account number EQ000104 to report CAT equipment being rented on July 1 as being rented for an entire year to satisfy the statute’s requirements. In actuality, very little of the CAT equipment is rented for an entire year. Empire also claimed no rental usage at all for account number EQ001042 for CAT equipment not rented on July 1, though it was likely some of that equipment had been rented for some days in the prior year. This reporting method using two account numbers satisfied the statute’s requirements that the rental usage be tracked daily for all rented equipment if such “can be segregated and identified” to the day. While the statute imposes the tax obligation on the renter, Empire paid the tax to alleviate individual renter billings from the county. The same two account numbers had been used by Cashman Equipment Company for decades. Empire purchased Cashman in 2022.

For the 2025-26 tax year, Empire filed a declaration for account number EQ001042 that listed only category 1 equipment. Empire later notified the Assessor that it had neglected to include category 2 equipment and provided a list of that equipment to the Assessor. Next Empire notified the Assessor of a change in corporate policy regarding rental equipment effective July 1, 2025. The change in policy divided CAT equipment into light and heavy CAT equipment identified above as category 3 and 4. The light CAT equipment would be permanently assigned to the rental fleet and held for rent until the useful life was consumed. Therefore, Empire would no longer hold that light CAT equipment as “personal property held for sale by a merchant” and thus exempt from property tax. Empire provided a listing of all category 3 equipment to the Assessor.

The category 4 equipment would continue to be held for sale and rented out on occasion. As a result, the equipment would under the SBOE decision continue to be exempt from property tax. However, just like in the prior years, when category 4 equipment was rented, the rental usage would be taxable use under NRS § 361.159 and Empire would continue the practice of listing all category 4 equipment out on rent on July 1 under account EQ000104 as having been rented out for the whole year prior to the valuation date. Empire would also continue the practice of all category 4 equipment not out on rent on July 1 as exempt personal property under account EQ001042. This continued practice approximates the taxable usage of all category 4 equipment between the two account numbers.

The inclusion of category 2 and 3 equipment as taxable for the 2025-26 tax year removes much of the dispute between Empire and the Assessor that arose in last year’s CBOE hearing. And

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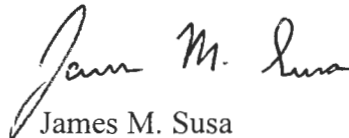
January 9, 2026

Page 3

Empire's efforts to satisfy the taxable usage of the rented category 4 equipment through use of the two account numbers should satisfy the "can be segregated and identified" statutory requirement. Thus, the assessment for account EQ001042 should be reduced to reflect only the category 2 and 3 equipment. The owner's opinion of value figure on the appeal form of \$4,000,000 is a placeholder because this appeal involves a methodology of determining the correct taxable value. After that methodology is determined, the correct taxable value needs to be calculated based upon that methodology.

If the CBOE is unwilling to allow the category 4 equipment taxable usage to be approximated using the two accounts methodology, then Empire requests the CBOE place a 51% usage for account EQ000104 and a 55% usage for account EQ001042 as those figures approximate the amount of time each year that category 4 equipment in each account is rented out per day. Dale Huizingh affidavit, Exhibit C hereto.

Sincerely,



James M. Susa

Exhibit A

Exhibit A

February 10, 2025

**VIA EMAIL**

Humboldt County Board Equalization  
50 W. 5th Street  
Winnemucca, NV 89445  
[Tami.Spero@humboldtcountynv.gov](mailto:Tami.Spero@humboldtcountynv.gov)  
[Assessor@humboldtcountynv.gov](mailto:Assessor@humboldtcountynv.gov)

1850 N. Central Avenue  
Suite 1800  
Phoenix, Arizona 85004

602.277.2010  
Fax 602.277.2595

Direct 602.200.7355  
[djohn@frgalaw.com](mailto:djohn@frgalaw.com)

Re: *Empire Southwest, LLC – Personal Property Appeal*  
*Case Number: HCB2025-01*  
*Account Number: EQ001042*  
*Tax Year 2023-24*

Dear Members:

This case involves the assessment of property tax against personal property owned by Empire Southwest, LLC (“Empire CAT”). Empire CAT owns personal property identified by the Humboldt County Assessor’s Office (“County Assessor”) as account number EQ001042 (“Subject Property”). Empire CAT’s appeal concerns the 2023-24 amended tax bill.

**Introduction**

At issue is whether Humboldt County can assess a property tax against Empire CAT’s inventory of new and used Caterpillar construction equipment. Empire CAT contends that this equipment held in inventory was primarily purchased and held for sale and, thus, is exempt from personal property taxation under NRS 361.068(1)(a) (exempting from taxation “personal property held for sale by a merchant”). (Exhibit #1 – NRS 361.068) In Nevada, personal property held by a merchant falls, for tax purposes, into one of three categories depending on the purpose for which a merchant purchased the property.

**Category 1 - Taxable:** Machinery and equipment held for rent or lease is taxable as personal property unless an exemption applies. NRS 361.068.

**Category 2 - Exempt:** Personal property held for sale by a merchant is exempt from taxation. NRS 361.068(1)(a).

**Category 3 - Primary Purpose:** Personal property that is held both for sale and for lease depends on whether the *taxpayer primarily purchased the property* to lease it or sell it.

Empire CAT's equipment falls into the third category. As the analysis below will show, Empire CAT primarily purchased its CAT equipment for the purpose of selling it and, thus, that equipment should be exempt from taxation under Nevada law.

### **Factual Background**

Empire Southwest is a third-generation family-owned Caterpillar dealer with more than 4,500 employees. (Exhibit #2 – Affidavit of John Helms, Vice President and CFO of Empire Southwest, ¶ 7, hereinafter referred to as “Helms Affidavit”) It has been the exclusive Arizona Caterpillar dealer since 1959. (Exhibit #2 - Helms Affidavit, ¶8) Empire CAT services companies in the construction, mining, energy, agricultural and industrial sectors. (Exhibit #2 - Helms Affidavit, ¶9) It sells, rents, and services heavy equipment, tractors, and power generation equipment in Arizona, Nevada, and Eastern California. (Exhibit #2 - Helms Affidavit, ¶10) It has nineteen locations in Arizona, seven in Nevada, and three in California. (Exhibit #2 - Helms Affidavit, ¶11) Empire CAT acquired Cashman Equipment in December 2022. (Exhibit #2 - Helms Affidavit, ¶12) Cashman was the Cat Dealer for Nevada and Eastern California going back to the 1930s. (Exhibit #2 - Affidavit, ¶13)

In 2024, the County Assessor retained a Phoenix, Arizona based company, Tax Management Associates, Inc. ("TMA") to audit taxpayers, like Empire. TMA boasts that it is "the leader in assisting state and local governments with their revenue enhancement initiatives." See (Exhibit #3). TMA did not investigate whether Empire's inventory of equipment was primarily purchased for sale or lease. Instead, the audit assumed all the personal property on-site was held for lease and, thus, taxable. As a result of TMA's audit, in September 2024 the County Assessor issued its findings showing a cost variance or an additional \$3,677,865 in taxable personal property See (Exhibit #4 - Letter from Andy Heiser dated September 10, 2024 "Audit Finding") The County Treasurer issued an amended tax bill showing a taxable value of \$4,640,111 or a net assessed value of \$1,624,039 (Exhibit #5 - Amended Tax Bill) The amended tax bill totaled \$46,123.28. (Exhibit #5 - Amended Tax Bill) Empire timely paid the additional personal property taxes from the amended tax bill. (Exhibit #6 - Affidavit of Dale Huizingh, Controller of Empire Southwest, ¶ 7, hereinafter referred to as "Huizingh Affidavit")

### **Analysis: Empire's CAT Equipment Was Primarily Purchased to Sell**

In December 2023, the Nevada Department of Taxation ("Department") issued Advisory Opinion No. 23-005 ("Advisory Opinion"), which addressed "whether machinery or equipment held in inventory by a business primarily engaged in renting or leasing is subject to personal property taxes under Nevada law." (Exhibit #7 - Advisory Opinion, p.1). The Advisory Opinion was requested by the Assessor's Association of Nevada because United Rentals, an equipment rental company, asserted its rental inventory was exempt from personal property tax. United Rentals claimed that its rental inventory was on-site and available for sale.

The Advisory Opinion makes clear that just because United Rentals' rental inventory is available for sale is not the sole consideration of whether

the equipment is exempt. The Advisory Opinion pointed out that “[w]hen personal property is held both for sale and for lease, the taxpayer’s primary purpose for holding the personal property will determine whether it is exempt from taxation under NRS 361.068.” (Exhibit #7 - Advisory Opinion, p. 2). The Department cited the Nevada Supreme Court’s decision in *Nevada Tax Comm’s v. Nevada Cement Col*, 117 Nev. 960, 36 P.3d 418 (2001) for the proposition that “the primary purpose of the property determines whether the property is taxable or exempt from taxation.” (Exhibit #7 - Advisory Opinion, p. 2). Thus, the Advisory Opinion concluded, “the taxation of personal property that is held both for sale and for lease depends on whether the taxpayer primarily purchased the property to lease it or sell it, which is a *factual inquiry requiring investigation*.” (Exhibit #7 Advisory Opinion, p. 2) (emphasis added).

Empire’s business model is designed to sell equipment. Because of its unique position as the exclusive dealer of CAT equipment in Arizona and Nevada, Empire maximizes revenue not only through sales of equipment but also from other sources, including parts, service, and repairs.

Empire’s business can be separated into five revenue streams: sales of machinery and equipment, lease and rental of machinery and equipment, lease conversions<sup>1</sup>, sales of parts, and the service and repair of equipment. (Exhibit #2 – Helms Affidavit ¶14) Empire Cat’s revenue sources in Nevada and companywide are as follows:

---

<sup>1</sup> Lease conversions conversions are comprised of new equipment that is being rented/leased by a client with the intent to purchase.

TABLE 1		
Empire Southwest - Revenue Sources - 2024		
	Nevada	Company-Wide
Equipment Sales	34%	35%
Lease & Rental	13%	12%
Lease Conversion sales	4%	5%
Parts Sales	35%	32%
Service & Repair	14%	16%
TOTAL	100%	100%

(Exhibit #2 Helms Affidavit, ¶ 15; Exhibit # 6 Huizingh, ¶8).

As the revenue breakdown above shows, because Empire CAT is an exclusive CAT dealer, it is primarily in the business of selling Caterpillar equipment. (Exhibit #2 - Helms Affidavit, ¶16 and Exhibit # 6 - Huizingh Affidavit, ¶9). The overwhelming majority of its revenues (87% of total revenue) derive from four sales-related sources: sales of equipment, lease conversion sales, parts, and the service and repair of equipment. (Exhibit #2 Helms Affidavit, ¶17 and Exhibit #6 - Huizingh Affidavit, ¶10). Rental revenues make up less than 15% of revenues. (Exhibit #2 Helms Affidavit ¶18 and Exhibit #6 - Huizingh Affidavit, ¶11). Empire CAT's position as an exclusive CAT dealer gives it a competitive advantage in selling parts and providing services and repairs for the Caterpillar equipment it sells. (Exhibit #2 - Helms Affidavit, ¶19). Thus, Empire CAT's business model is focused on sales, not equipment rentals. (Exhibit #2 - Helms Affidavit, ¶20).

Empire CAT holds two categories of equipment. The first category is an inventory of new and used equipment that is primarily held for sale or resale. This includes a "rental fleet" of equipment that is available for clients to rent. (Exhibit #2 - Helms Affidavit, ¶21). The CAT equipment is primarily purchased for the purpose of sale and if it is leased, it is *typically held for rent for one to three years*. (Exhibit #2 - Helms Affidavit, ¶22). After that period, the equipment is often sold as part of a lease conversion.

The second category of equipment is termed “Allied” or non-CAT Equipment. (e.g., Massey Ferguson farm tractors). The Allied equipment is purchased for the purpose of renting and is generally not available for sale. (Exhibit #2 - Helms Affidavit, ¶23). Empire has regularly reported the Allied equipment to the County Assessor. (Exhibit #6 - Huizingh Affidavit, ¶12). There is no dispute with the County over the tax treatment of this category of equipment. This is rental equipment and should be taxed as such.

What is in dispute is the tax treatment of the CAT Equipment. Some of the CAT Equipment is held onsite as inventory like a car dealer’s inventory and is never leased. (Exhibit #2 - Helms Affidavit, ¶24).

Some of the CAT Equipment is leased. (Exhibit #2 - Helms Affidavit, ¶24). However, even with the leased CAT Equipment, Empire’s purpose and objective in acquiring it is to sell it not to lease it. (Exhibit #2 - Helms Affidavit ¶25).

The CAT equipment in the rental fleet is used primarily as a marketing tool that serves three purposes. (Exhibit #2 - Helms Affidavit, ¶26). First, leasing fills the short-term equipment needs of existing clients and ensures they continue to purchase CAT Equipment, parts, and to use Empire’s service department. (Exhibit #2 - Helms Affidavit, ¶26).

Second, leasing enables new clients to “test drive” CAT products on their job site. (Exhibit #2 - Helms Affidavit, ¶27). In some cases, clients will rent machines with a purchase option for six to twelve months to build up equity in the machine before purchasing it and financing the purchase with a bank loan. (Exhibit #2 - Helms Affidavit, ¶27).

Third, leasing creates a low-hour used inventory of CAT Equipment that can sell at a competitive price point to compete with equipment from second-tier manufacturers. (Exhibit #2 - Helms Affidavit, ¶28). This

strategy enables Empire to compete with second-tier manufacturers by allowing clients with smaller budgets to purchase used CAT Equipment at a lower price. (Exhibit #2 - Helms Affidavit, ¶28). Thus, a primary purpose of Empire's leasing program is to bolster sales of equipment, parts, and services. Once a machine is sold, it provides a long-term revenue stream because Empire is the exclusive source for CAT parts used to maintain the machines and the provider of maintenance and repair services. (Exhibit #2 - Helms Affidavit, ¶28). The bottom line is that Empire's business model is designed to sell equipment, not rent it, because sales are more lucrative for the company in both the short and long term.

Historically, Empire reported equipment out on rent as of the assessment date as personal property but treated the "rental fleet" equipment in the yard as inventory. (Exhibit #6 - Huizingh Affidavit, ¶13). Unfortunately, the County Assessor determined that Empire is a rental company. Relying on TMA, the County concluded that all the CAT equipment, whether held as inventory or placed in the short-term "rental fleet," is purchased primarily for lease or rental purposes and, thus, taxable.

Empire is not a rental company for three reasons. First, rental companies' revenues stem primarily from the renting of equipment. For instance, United Rentals is the largest heavy equipment rental company in the United States. It was also the focus of the Department's Advisory Opinion discussed above. United Rentals' revenue stream is almost the inverse of Empire's. As shown in the table below, between 2021 and 2024, United Rentals' equipment rentals made up between 82% and 86% of its revenues (Exhibit #8 - United Rentals, Inc., 10K filings for 2021- 2024 with the U.S. Securities and Exchange Commission). During the same period, sales of rental and new equipment comprised of just 11% - 13% of United Rentals' total revenues.

<b>TABLE 2</b>				
<b>United Rentals - Revenue Sources</b>				
	2024	2023	2022	2021
Equipment Rentals	85%	82%	86%	83%
Sales of Rental Equipment	10%	10%	9%	10%
Sales of New Equipment	2%	2%	2%	3%
Contractor Supplies Sales	1%	1%	1%	1%
Service and other Revenues	2%	2%	2%	2%
Total Revenue	100%	98%	100%	99%

In addition to United Rentals, we have reviewed the U.S. Securities and Exchange Commission 10K filings and the annual reports of the other top four heavy equipment rental and sales companies - Sunbelts Rental, Inc., H&E Equipment Services, Inc. and HERC Holdings, Inc. Their financials demonstrate that they are all primarily rental companies, like United Rentals, with rental revenues making up between 80% - 90% of total revenues.

<b>TABLE 3</b>				
<b>Sunbelt Rentals- Revenue Sources</b>				
	2024	2023	2022	2021
Equipment Rentals	89%	91%	93%	91%
Sales of Rental Equipment	8%	7%	5%	6%
Sales of New Equipment	3%	2%	2%	3%
Service and other Revenues	0%	0%	0%	0%
	100%	100%	100%	100%

(Exhibit #9 - Sunbelt Annual Report 2021 - 2024).

<b>TABLE 4</b>				
<b>Herc Holdings - Revenue Sources</b>				
	2024	2023	2022	2021
Equipment Rentals		87%	93%	92%
Sales of Rental Equipment		11%	5%	5%
Sales of New Equipment		1%	1%	2%
Service and other Revenues		1%	1%	1%
		100%	100%	100%

(Exhibit #10 - HERC, Inc., 10K filings for 2021- 2023 with the U.S. Securities and Exchange Commission).<sup>2</sup>

	2024	2023	2022	2021
Equipment Rentals		81%	77%	69%
Sales of Rental Equipment		11%	8%	12%
Sales of New Equipment		3%	7%	9%
Parts, Service and other Revenues		5%	8%	10%
Total Revenue		100%	100%	100%

(Exhibit #11 - H&E Equipment Services, Inc., 10K filings for 2021-2023 with the U.S. Securities and Exchange Commission).

When Empire CAT's revenues are contrasted with the revenues of rental companies, it is apparent that Empire CAT is not a rental company. It purchases equipment primarily for sale to clients with the intent of boosting revenue from parts and service.

The second reason Empire CAT is not a rental company is that traditional rental companies typically sell equipment towards the end of its useful life, which can be anywhere between three and fifteen years depending on the equipment in question. (Exhibit #2 - Helms Affidavit, ¶29). Selling equipment is only an ancillary part of a rental company's business model. As Tables 2 - 5 above show, in 2023, revenues from sales for United Rentals, Sunbelt, HERC, and H&E averaged just under 12% of their total revenues. Revenues for parts and services for these same companies averaged just over 2% of total revenues. By contrast, Empire's CAT leased equipment typically sells between one and three years. (Exhibit #2 - Helms Affidavit, ¶30). In Nevada, revenues from sales of new and used equipment total 38% of total revenues. In addition, Empire CAT's

<sup>2</sup> We were not able to include HERC Holdings and H&E Equipment Services 2024 figures because the reports were not available at the time of filing.

sales are also designed to stimulate other revenue sources such as sales of parts (35%) and services (14%). Empire CAT's business model generates 87% of its revenue from sales and sales related sources (parts and service). Empire CAT's revenues in comparison to the rental companies' revenues demonstrate Empire CAT's manifest intention of purchasing the equipment for sale rather than lease.

Third, for federal income tax purposes rental companies generally depreciate equipment on a straight-line basis over 3 - 10 years depending on the type of equipment. (Exhibit #6 - Huizingh Affidavit, ¶14). Empire CAT does not depreciate most of its CAT Equipment in the rental fleet on a straight-line basis. (Exhibit #6 - Huizingh Affidavit, ¶15). Instead, Empire CAT applies a portion of the rental income earned from leasing equipment to write down the equipment's book value. (Exhibit #6 - Huizingh Affidavit, ¶15).

The evidence and testimony outlined above shows that Empire CAT inventory of CAT equipment is primarily purchased for the purpose of sale, not for lease. It also shows that its competitors' business models are designed to primarily generate revenues from leasing equipment. Empire CAT's business model is different from rental companies: it is designed to generate revenue through sales, which in turn generates sales of parts and services. Thus, Empire CAT's inventory of CAT equipment should be exempt from personal property tax under Nevada law.

## **Conclusion**

NRS 361.068(1) makes clear that personal property is exempt from taxation based on the owner's purpose in acquiring and holding the equipment. Whether some small percentage of that property is rented for a short time after being acquired for sale and eventually sold does not change the purpose for which Empire acquired and holds the property – which is manifestly to sell it because doing so generates more long-term

revenue for Empire and allows Empire to fully leverage its market advantage as the exclusive CAT dealer for Nevada, Arizona, and Eastern California.

Empire CAT reported an acquisition cost of \$5,570,227.65 in personal property to the auditor. (Exhibit #12 - 2023 Personal Property Inventory - Account EQ001042 ("PP Inventory"). Of that amount, \$3,273,798.32 is CAT Equipment, \$1,134,967.82 is Allied or non-CAT Equipment leased to clients, and \$1,161,461.51 is motor vehicles, such as dump trucks and water trucks that are registered with the Department of Motor Vehicles and exempt under NRS 361.067.<sup>3</sup> (Exhibit #12 - PP Inventory).

The Audit Findings show a total appraised value of \$4,250,441 for all the personal property. (Exhibit # 4 - Audit Findings). The Amended Tax Bill equates to a taxable value of \$4,640,111 or a net assessed value of \$1,624,039. (Exhibit #5 - Amended Tax Bill). Taxpayer cannot reconcile the difference between the Amended Tax Bill and the total appraised value in the Audit Findings. Thus, using the acquisition costs of \$5,570,227.65 and subtracting the acquisition cost of the CAT Equipment and the Register Vehicles yields a value of \$1,134,956.82.

Personal Property (Reported)	\$5,570,227.65
CAT Equipment - Exempt	(\$3,273,798.23)
Registered Vehicles	(\$1,161,461.51)
Allied Equipment (taxable)	<b>\$1,134,967.82</b>

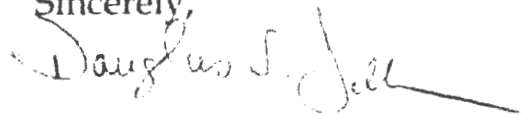
<sup>3</sup> It is difficult to discern if TMA excluded the motor vehicles from the audit, although it appears that they may have done so.

Law Offices  
Frazer Ryan Goldberg & Arnold LLP

Humboldt County Board of Equalization  
February 10, 2025  
Page 12

Taxpayer believes the taxable value should be reduced from \$4,640,111 to \$1,134,968 for tax year 2023-24.

Sincerely,

A handwritten signature in cursive script that reads "Douglas S. John". The signature is written in black ink and includes a long horizontal flourish extending to the right.

Douglas S. John

DSJ/pk

# Exhibit 1

West's Nevada Revised Statutes Annotated  
Title 32 Revenue and Taxation (Chapters 360-377d)  
Chapter 361 Property Tax (Refs & Annos)  
Assessment  
Taxable and Exempt Property

**N.R.S. 361.068**

**361.068. Business inventories and consumables, livestock, bees, certain pipe and agricultural equipment, boats, campers, fine art for public display and certain personal property of nonresidents exempted; establishment of de minimis exemption for personal property**

Currentness

**1. The following personal property is exempt from taxation:**

- (a) Personal property held for sale by a merchant;
- (b) Personal property held for sale by a manufacturer;
- (c) Raw materials and components held by a manufacturer for manufacture into products, and supplies to be consumed in the process of manufacture;
- (d) Tangible personal property purchased by a business which will be consumed during the operation of the business;
- (e) Livestock;
- (f) Colonies of bees;
- (g) Pipe and other agricultural equipment used to convey water for the irrigation of legal crops;
- (h) All boats;
- (i) Slide-in campers and camper shells;
- (j) Except as otherwise provided in NRS 361.186, fine art for public display; and
- (k) All personal property that is:

(1) Owned by a person who is not a resident of this state; and

(2) Located in this state solely for the purposes of:

(I) An exhibit that is used in a convention or tradeshow that is located in this State; or

(II) A display, exhibition, carnival, fair or circus that is transient in nature and is located in this State for not more than 30 days.

2. The Nevada Tax Commission may exempt from taxation that personal property for which the annual taxes would be less than the cost of collecting those taxes. If such an exemption is provided, the Nevada Tax Commission shall annually determine the average cost of collecting property taxes in this state which must be used in determining the applicability of the exemption.

3. A person claiming the exemption provided for in paragraph (j) of subsection 1 shall:

(a) On or before June 15 for the next ensuing fiscal year, file with the county assessor an affidavit declaring that the fine art will, during that ensuing fiscal year, meet all the criteria set forth in paragraph (b) of subsection 4; and

(b) During any fiscal year in which the person claims the exemption, make available for educational purposes and not for resale, upon written request and without charge to any public school as defined in NRS 385.007, private school as defined in NRS 394.103 and parent of a child who receives instruction in a home pursuant to NRS 392.070, one copy of a poster depicting the fine art that the facility has on public display if such a poster is available for purchase by the public at the time of the request.

4. As used in this section:

(a) "Boat" includes any vessel or other watercraft, other than a seaplane, used or capable of being used as a means of transportation on the water.

(b) "Fine art for public display":

(I) Except as otherwise provided in subparagraph (2), means a work of art which:

(1) Is an original painting in oil, mineral, water colors, vitreous enamel, pastel or other medium, an original mosaic, drawing or sketch, an original sculpture of clay, textiles, fiber, wood, metal, plastic, glass or a similar material, an original work of mixed media or a lithograph;

(II) Was purchased in an arm's length transaction for \$25,000 or more, or has an appraised value of \$25,000 or more;

(III) Is on public display in a public or private art gallery, museum or other building or area in this state for at least 20 hours per week during at least 35 weeks of each year for which the exemption is claimed or, if the facility displaying the fine art disposes of it before the end of that year, during at least two-thirds of the full weeks during which the facility had possession of it, or if the gallery, museum or other building or area in which the fine art will be displayed will not be opened until after the beginning of the fiscal year for which the exemption is claimed, these display requirements must be met for the first full fiscal year after the date of opening, and the date of opening must not be later than 2 years after the purchase of the fine art being displayed; and

(IV) Is on display in a facility that is available for group tours by pupils or students for at least 5 hours on at least 60 days of each full year for which the exemption is claimed, during which the facility in which it is displayed is open, by prior appointment and at reasonable times, without charge; and

(2) Does not include:

(I) A work of fine art that is a fixture or an improvement to real property;

(II) A work of fine art that constitutes a copy of an original work of fine art, unless the work is a lithograph that is a limited edition and that is signed and numbered by the artist;

(III) Products of filmmaking or photography, including, without limitation, motion pictures;

(IV) Literary works;

(V) Property used in the performing arts, including, without limitation, scenery or props for a stage; or

(VI) Property that was created for a functional use other than, or in addition to, its aesthetic qualities, including, without limitation, a classic or custom-built automobile or boat, a sign that advertises a business, and custom or antique furniture, lamps, chandeliers, jewelry, mirrors, doors or windows.

(c) "Personal property held for sale by a merchant" includes property that:

(1) Meets the requirements of sub-subparagraphs (I) and (II) of subparagraph (1) of paragraph (b);

(2) Is made available for sale within 2 years after it is acquired; and

(3) Is made available for viewing by the public or prospective purchasers, or both, within 2 years after it is acquired, whether or not a fee is charged for viewing it and whether or not it is also used for purposes other than viewing.

(d) "Public display" means the display of a work of fine art where members of the public have access to the work of fine art for viewing during publicly advertised hours. The term does not include the display of a work of fine art in an area where the public does not generally have access, including, without limitation, a private office, hallway or meeting room of a business, a room of a business used for private lodging and a private residence.

(e) "Pupil" means a person who:

(1) Is enrolled for the current academic year in a public school as defined in NRS 385.007 or a private school as defined in NRS 394.103; or

(2) Receives instruction in a home and is excused from compulsory enrollment and attendance pursuant to NRS 392.070.

(f) "Student" means a person who is enrolled for the current academic year in:

(1) A community college or university; or

(2) A licensed postsecondary educational institution as defined in NRS 394.099 and a course concerning fine art.

#### **Credits**

Added by Laws 1979, p. 79. Amended by Laws 1983, p. 1191; Laws 1987, p. 854; Laws 1989, p. 169; Laws 1995, pp. 152, 2709; Laws 1997, c. 317, § 2, eff. July 1, 1997; Laws 1997, c. 446, § 8, eff. July 1, 1997; Laws 1997, c. 592, § 1, eff. July 1, 1997; Laws 1999, c. 105, § 90, eff. May 11, 1999; Laws 1999, c. 594, § 4, eff. July 1, 1999; Laws 1999, c. 594, § 5, eff. July 1, 2003; Laws 2001, c. 10, § 123, eff. April 2, 2001; Laws 2001, c. 331, § 10, eff. July 1, 2001; Laws 2001, c. 331, § 10.5, eff. July 1, 2003; Laws 2017, c. 428, § 1, eff. July 1, 2017; Laws 2023, c. 206, § 41, eff. July 1, 2023.

N. R. S. 361.068, NV ST 361.068

Current through legislation of the 82nd Regular Session (2023) Chapters 1 to 535 (End) and the 35th Special Session (2023) Chapter 1 (End) including all technical corrections received by the Legislative Counsel Bureau.

# Exhibit 2

I, John Helms, Vice President and CFO of Empire Southwest, in such capacity and not in my individual capacity, being first duly sworn upon my oath, deposes and states:

1. I make this Affidavit based on my own personal knowledge and am competent to testify to the matters stated herein.

2. I have a B.A. from the University of California, Davis and an M.B.A. from the University of Nevada, Reno.

3. I have been employed by Empire Southwest, LLC for eighteen (18) years.

4. I am the Vice President and CFO of Empire Southwest.

5. I am responsible for the accounting, credit, legal, risk, and purchasing functions at Empire. Additionally, I manage our banking relationships.

6. I have personal knowledge of Empire's business operations, the information and records supporting this appeal, and the Empire's corporate history.

7. Empire CAT is a third-generation family-owned Caterpillar dealer with over 4,500 employees.

8. Empire CAT has been the exclusive Arizona Caterpillar dealer since 1959.

9. Empire CAT services companies in the construction, mining, energy, agricultural and industrial sectors.

10. Empire CAT sells, rents, and services heavy equipment, tractors, and power generation equipment in Arizona, Nevada, and Eastern California.

11. Empire CAT has nineteen locations in Arizona, seven in Nevada, and three in California.

12. Empire CAT acquired Cashman Equipment in December 2022.

13. Cashman was the Cat Dealer for Nevada and Eastern California going back to the 1930s.

14. Empire CAT's business can be separated into five revenue streams: sales of machinery and equipment, lease and rental of machinery and equipment, lease conversions, sales of parts, and the service and repair of equipment.

15. Empire CAT's revenue sources in Nevada are as follows: equipment sales 34%; lease and rental of equipment 13%; lease conversion sales 4%; sales of parts 35%; and services and repair 14%. The figures for Empire CAT's revenue sources companywide are similar: equipment sales 35%; lease and rental of equipment 12%; lease conversion sales 5%; sales of parts 32%; and services and repair 16%.

16. Because Empire CAT is an exclusive CAT dealer, it is primarily in the business of selling Caterpillar equipment.

17. The overwhelming majority of Empire CAT's revenues (87% of total revenue) derive from four sales-related sources: sales of equipment, lease conversion sales, parts, and the service and repair of equipment.

18. Rental revenues make up less than 15% of revenues.

19. Empire CAT's position as an exclusive CAT dealer gives it a competitive advantage in selling parts and providing services and repairs for the Caterpillar equipment it sells.

20. Empire CAT's business model is focused on sales, not equipment rentals.

21. Empire has an inventory of new and used equipment that is primarily held for sale or resale as well as a "rental fleet" of equipment that is available for clients to rent.

22. The CAT equipment is primarily purchased for the purpose of sale, and if it is leased, it is typically held for rent for one to three years.

23. Allied equipment is purchased for the purpose of renting and is generally not available for sale.

24. Some of the CAT Equipment is held onsite as inventory like a car dealer's inventory and is never leased. Other CAT Equipment is leased.

25. The Empire CAT's objective is to sell all CAT equipment even the leased CAT Equipment.

26. The CAT equipment in the rental fleet is used primarily as a marketing tool. The rental fleet fills the short-term equipment needs of existing clients and ensures they continue to purchase CAT Equipment, parts, and use Empire's service department.

27. Leasing also enables our new clients to "test drive" CAT products on their job site. Some clients will rent machines with a purchase option for six to twelve months to build up equity in the machine before purchasing it and financing the purchase with a bank loan.

28. Leasing also creates a low-hour used inventory of CAT Equipment that can sell at a competitive price point to compete with equipment from second-tier manufacturers. This strategy enables Empire to compete with second-tier manufacturers by allowing clients with smaller budgets to purchase CAT Equipment. Once a machine is sold, it provides a long-term revenue stream because Empire is the exclusive source for CAT parts used to maintain the machines and the provider of maintenance and repair services.

29. Rental companies typically sell equipment towards the end of its useful life, which can be anywhere between 3 and 15 years depending on the equipment in question.

30. Empire's C.A.I leased equipment typically sells between one and three years.

STATE OF ARIZONA )  
 ) ss.  
COUNTY OF MARICOPA )

I declare, under penalty of perjury, this claim for tax exemption including any supporting statements or documents is true and complete to the best of my knowledge and belief.


CLAIMANT:

Empire Southwest, LLC  
A Delaware, limited liability company

By: [Signature] 2/10/2025  
John Helms, Vice President and CFO Date

[Signature]  
Notary Public

My Commission expires:  
7-2-2025

 JOYCE POLLARD  
Notary Public - State of Arizona  
MARICOPA COUNTY  
Commission # 503823  
Expires July 02, 2025

# Exhibit 3

# About us

For more than 40 years, Tax Management Associates, Inc (TMA) has been in the business of assisting state and local taxing officials in their day to day duties of administering ad valorem taxation

Founded in 1979, Tax Management Associates, Inc. (TMA) is the leader in assisting state and local governments with their revenue enhancement initiatives. With expert staff across multiple offices nationwide, we are dedicated to serving clients by combining industry expertise, cutting-edge technology, and deep knowledge of our practice areas.

## Audit

TMA is best known for its audit services, having started the concept of private auditing for local government when its Business Personal Property Audit Division was founded in 1987. TMA brings a wealth of experience from working with clients all over the country. Our auditors are experts in the field, having completed over 300,000 business personal property audits and discovering over \$70 billion in taxable value – translating to over \$1 billion in additional revenue for our clients.

## Beyond Audit

Over the last four decades, we have listened to our clients' growing needs and developed a line of services to address meet their requests. No longer simply an auditing firm, TMA now offers our clients an entire line of ad valorem tax solutions including:

- Administrative Support and Personal Property Listing Assessment
- Business Personal Property Tax Auditing
- Homestead Exemption Fraud Detection
- Discovery of Non-Reporting Businesses

Company Tax Management - 2020-01-15 AM

# Exhibit 4

# Humboldt County Assessor's Office

Andy Heiser ♦ Assessor ♦ [Andy.Heiser@humboldtcountynv.gov](mailto:Andy.Heiser@humboldtcountynv.gov)  
Office: (775) 623-6316 Fax: (775) 623-6311

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September 10, 2024

Ms. Shelley Addie  
Empire Southwest, LLC  
3300 Saint Rose Parkway  
Henderson, NV 89052

RE: Account No. EQ1042

Dear Ms. Addie:

Our representatives have finalized their review of your personal property declarations, and we note the following:

1. Returns were filed for tax year 2023. There was no field inspection due to the nature of the business.
2. Records reviewed consisted of the trial balances and asset registers.
3. Equipment was examined for proper classification and year of acquisition.
4. Equipment was reclassified to the proper Nevada State mandated class life by year of acquisition where necessary.
5. The total "cost" of owned equipment was underreported, as summarized below:

	<u>Tax Year 2023</u>
Audited Cost	\$4,855,716
Reported/Estimated* Cost	<u>\$1,177,851</u>
Cost Variance	\$3,677,865

6. The coding of all assets is included on the enclosed "Exhibit A".

Ms. Shelley Addie  
RE - Empire Southwest, LLC  
Humboldt County, Nevada  
September 10, 2024  
page 2 of 2

Accordingly, we make the following discoveries in accordance with the Nevada Revised Statutes 361.767


	Tax Year 2023
3 Year Life	6,576
5 Year Life	-4,485
7 Year Life	-10,572
10 Year Life	0
15 Year Life	4,309,082
20 Year Life	-37,008
30 Year Life	0
Mobile Homes	0
Billboards	0
Adjustments	0
<hr/>	
Total Appraised Value	4,250,441
<hr/>	
Assessment (35%)	1,487,654

These values will be used to produce a corrected billing for the years noted unless we receive written exception within 14 days.

If you have a concern with the values provided in this discovery letter, please contact us as soon as possible. The deadline to appeal your values is May 15, 2025. A State Board of Equalization Direct Appeal form may be obtained at: <https://tax.nv.gov/Boards/Boards>.

Should you have any questions, please contact my office at 775-623-6316 or you may also reach out to our TMA representative, Renato Berisha, at 480-729-8319.

Sincerely,

  
Andy Herset  
Humboldt County Assessor  
Enclosures

# Humboldt County Assessor's Office

Andy Heiser ♦ Assessor ♦ [Andy.Heiser@humboldtcountynv.gov](mailto:Andy.Heiser@humboldtcountynv.gov)  
Office: (775) 623-6316 Fax: (775) 623-6311

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9/25/2024

Ms. Shelley Addie  
Empire Southwest, LLC  
3300 Saint Rose Parkway  
Henderson, NV 89502

RE: Account No. EQ1042

Dear Ms. Addie:

Inside this packet, you will find a letter with the audit findings with the assistance of TMA and an amended tax bill for the above listed account for the additional assets that were on site July 1, 2023. Personal property for rent or lease that is not rented on July 1 is still taxable personal property under NRS 361.045 & NRS 361.030.

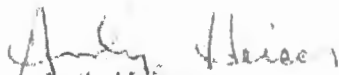
The Nevada Assessor's Offices and heavy equipment rental companies seem to be interpreting NRS 361.068 "Exempt personal property held for sale by a merchant" differently and I have also enclosed an Advisory Opinion issued by the Department of Taxation to the counties with their explanation of what qualifies under this exemption.

Since this is an amended assessment and tax bill, you do have the right to appeal these values, and that appeal process and forms can be requested from my office mid to late December. The deadline to file an appeal will be January 15, 2025.

We will be reviewing the declarations that were just filed for the 2024-25 year and will amend those accounts according to the findings of this audit.

Please do not hesitate to reach out by email or phone with questions.

Respectfully,

  
Andy Heiser  
Humboldt County Assessor  
50 W 5<sup>th</sup> Street  
Winnemucca, NV 89445  
(775) 623-6316

# Exhibit 5



# Exhibit 6

I, Dale Huizingh, Controller for Empire Southwest, LLC in such capacity and not in my individual capacity, being first duly sworn upon my oath, deposes and states:

1. I make this Affidavit based on my own personal knowledge and am competent to testify to the matters stated herein.

2. I have a Bachelor of Science degree in accounting from Arizona State University.

3. I have been employed by Empire Southwest, LLC ("Empire CAT") since 1981, nearly 44 years.

4. I am the Controller for Empire CAT.

5. I oversee Empire CAT's accounting operations and financial reporting (including taxes). I also oversee Empire's financial systems, budgeting, and the annual financial statement audit.

6. I have personal knowledge of Empire CAT's business operations and the information and records supporting this appeal.

7. Empire CAT timely paid the additional personal property taxes from the amended tax bill in December 2024.

8. Empire CAT's revenue sources in Nevada are as follows: equipment sales 34%; lease and rental of equipment 13%; lease conversion sales 4%; sales of parts 35%; and services and repair 14%. The figures for Empire CAT's revenue sources companywide are similar: equipment sales 35%; lease and rental of equipment 12%; lease conversion sales 5%; sales of parts 32%; and services and repair 16%.

9. Because Empire CAT is an exclusive CAT dealer, it is primarily in the business of selling Caterpillar equipment.

10. The overwhelming majority of Empire CAT's revenues (87% of total revenue) derive from four sales-related sources: sales of equipment, lease conversion sales, parts, and the service and repair of equipment.

11. Rental revenues make up less than 15% of revenues.

12. Empire has regularly reported the Allied equipment to the County Assessor.

13. Historically, Empire CAT reported equipment out on rent as of the assessment date as personal property but treated the "rental fleet" equipment in the yard as inventory.

14. For federal income tax purposes rental companies generally depreciate equipment on a straight-line basis over 3 – 10 years depending on the type of equipment.

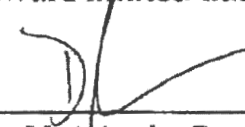
15. Empire CAT's primary practice is to apply a portion of the rental income earned from leasing the equipment to write down the equipment's book value rather than depreciate CAT Equipment on a straight-line basis.

STATE OF ARIZONA            )  
  ) ss.  
COUNTY OF MARICOPA    )

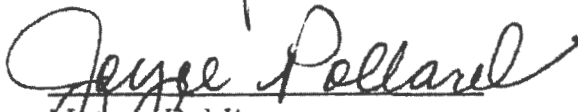
I declare, under penalty of perjury, this claim for tax exemption including any supporting statements or documents is true and complete to the best of my knowledge and belief.

CLAIMANT:

Empire Southwest, LLC  
A Delaware limited liability company

By:   
Dale Huizingh, Controller

2/10/25  
Date

  
Notary Public

My Commission expires:

7-2-2025



JOYCE POLLARD  
Notary Public - State of Arizona  
MARICOPA COUNTY  
Commission # 603823  
Expires July 02, 2025

# Exhibit 7



STATE OF NEVADA  
DEPARTMENT OF TAXATION  
Web Site: <https://tax.nv.gov>  
Call Center: (866) 962-3707

LAS VEGAS OFFICE  
2901 Warm Springs Rd., Suite 210  
Las Vegas, Nevada 89119  
Phone (702) 486-2300  
Fax (702) 486-2373

JOE LOMBARDO  
*Governor*  
GEORGE KELEMS  
*Chair, Nevada Tax Commission*  
SHELLE HUGHES  
*Executive Director*

CARSON CITY OFFICE  
3850 Arrowhead Dr., 2<sup>nd</sup> Floor  
Carson City, Nevada 89706  
Phone (775) 684-2000  
Fax (775) 684-2020

RENO OFFICE  
4600 Kietzke Lane, Suite 1235  
Reno, NV 89502  
Phone (775) 687-9999  
Fax (775) 688-1303

December 18, 2023

Via Certified Mail and Email

Trent A. Tholen  
President, Assessors' Association of Nevada  
Douglas County Assessor  
Douglas County Assessor's Office  
P.O. Box 218  
Minden, NV 89423  
[assessor@douglasnv.us](mailto:assessor@douglasnv.us)

Re: Advisory Opinion No. 23-005 – Assessor's Association of Nevada

Dear Mr. Tholen:

On behalf of the Assessor's Association of Nevada ("AAN"), on September 18, 2023, you requested an advisory opinion as to "[w]hether machinery and equipment held in inventory by a business primarily engaged in renting or leasing is subject to personal property taxes under Nevada law." The AAN makes this request because there are renting and leasing businesses in Nevada, particularly United Rentals, that (citing to NRS 361.068) are exempting from taxation rental inventory that has not been rented but remains on-site and available for purchase. These businesses claim that such rental inventory is exempt because it is "personal property held for sale by a merchant." See NRS 361.068(1)(a). The AAN believes that these businesses misapply NRS 361.068(1)(a).

Please be advised that the opinions expressed herein are limited to the specific questions, facts, circumstances and transactions described in the information you provided in the correspondence submitted to the Department of Taxation ("Department"). Accordingly, this response is predicated upon the facts, specific information and representations provided to the Department in your correspondence and any assumptions based thereon. In the event any of the representations, facts or assumptions are incorrect, in whole or in part, one or more of the conclusions reached in this opinion might be adversely affected and the opinion is void. No reliance should be placed on this opinion for any purpose other than that described herein. Please be further advised that subsequent statutory or administrative rule changes or judicial interpretations of the statutes or rules upon which any opinion is based may subject similar future transactions to treatment other than that expressed herein. It should be noted that the conclusions reached in this opinion are not binding on any administrative body or any court of law, but rather these findings are the Department's interpretation of the applicable statutes, regulations, and case law.

Issue

Whether machinery and equipment held in inventory by a business primarily engaged in renting or leasing is subject to personal property taxes or exempt from taxation under NRS 361.068(1)(a) when such machinery and equipment remains on-site and available for purchase.

**Short Answer**

When personal property is held both for sale and for lease, the taxpayer's primary purpose for holding the personal property will determine whether it is exempt from taxation under NRS 361.068.

**Analysis**

All real and personal property located in Nevada is subject to taxation unless an exemption applies. See NRS 361.045. Personal property includes all machines and machinery. NRS 361.030(h). Accordingly, machinery and equipment held for rent or lease is taxable as personal property unless an exemption applies.


Under NRS 361.068(1)(a), "[p]ersonal property held for sale by a merchant" is exempt from taxation. The statute is silent as to the treatment of personal property that is both for sale and for lease. However, Nevada courts have held that when personal property serves a dual purpose, the primary purpose of the property determines whether the property is taxable or exempt from taxation. See *Nevada Tax Comm'n v. Nevada Cement Co.*, 117 Nev. 960, 36 P.3d 418 (2001), opinion reinstated on reh'g (Dec. 12, 2001).<sup>1</sup> The primary purpose of personal property is determined by the primary purpose for which the taxpayer purchased the property. *Id.* Accordingly, the taxation of personal property that is held both for sale and for lease depends on whether the taxpayer primarily purchased the property to lease it or to sell it, which is a factual inquiry requiring investigation.

It is the taxpayer's burden to prove entitlement to an exemption. See *Campbell v. Nevada Tax Comm'n*, 109 Nev. 512, 516, 853 P.2d 717, 720 (1993). Further, under NRS 361.310, county assessors are charged with making diligent inquiry and examination to ascertain all the property within the county subject to tax. Therefore, pursuant to NRS 361.310, you may investigate whether personal property alleged to be both for sale and for lease is exempt from taxation under NRS 361.068(1)(a), and thereby require the taxpayers who are the subject of your request to meet their burden of proving entitlement to the exemption.

**Conclusion**

Whether personal property held for both sale and for lease is exempt from taxation as "[p]ersonal property held for sale by a merchant" under NRS 361.068(1)(a) requires a factual inquiry into the taxpayer's primary purpose for purchasing the property.

Sincerely,



Shellie Hughes  
Executive Director

*Please be advised that the opinions expressed herein are limited to the specific questions, facts, circumstances and transactions described in the information you provided in the correspondence submitted to the Department. Accordingly, this response is predicated upon the facts, specific information and representations provided to the Department in your correspondence and any assumptions based thereon. In the event any of the representations,*

<sup>1</sup> Although the opinion in *Campbell v. Nevada Tax Comm'n* was in relation to the sales and use tax, we believe the same principal applies in relation to the personal property tax.

Trent A. Iholen  
December 18, 2023  
Page 3

*facts or assumptions are incorrect, in whole or in part, one or more of the conclusions reached in this opinion might be adversely affected and the opinion is void. No reliance should be placed on this opinion for any purpose other than that described herein. Please be further advised that subsequent statutory or administrative rule changes or judicial interpretations of the statutes or rules upon which any opinion is based may subject similar future transactions to treatment other than that expressed herein. It should be noted that the conclusions reached in this opinion are not binding on any administrative body or any court of law, but rather these findings are the Department's interpretation of the applicable statutes, regulations, and case law.*

Exhibit B

Exhibit B



STATE OF NEVADA  
STATE BOARD OF EQUALIZATION

Joe Lombardo  
Governor

3850 Arrowhead Drive  
Carson City, Nevada 89706  
Telephone (775) 684-2160

Shellie Hughes  
Secretary

In the Matter of	)	
EMPIRE SOUTHWEST, LLC,	)	Case No. 25-128
PETITIONER	)	
vs.	)	
HUMBOLDT COUNTY ASSESSOR,	)	
RESPONDENT	)	

---

**AMENDED NOTICE OF DECISION**

***Appearances***

Jim Susa appeared on behalf of Empire Southwest LLC ("Taxpayer").

Andy Heiser appeared on behalf of the Humboldt County Assessor's Office ("Assessor").

***Summary***

This matter of the Taxpayer's Petition for Review of personal property valuation on the 2023-2024 Tax Rolls came before the State Board of Equalization ("State Board") for hearing on September 29, 2025.

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 equipment located in Humboldt County, Nevada.
- 5) Upon recommendation of the Assessor, the Humboldt County Board of Equalization ("County Board") ordered that the total taxable value for the subject properties of be \$4,540,111 for the 2023-2024 unsecured roll.
- 6) The Taxpayer presented sufficient evidence to support a value different from that established by the Assessor. The State Board found the taxable Caterpillar equipment should be treated as exempt property, even though a portion of the property may be at times rented.
- 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.

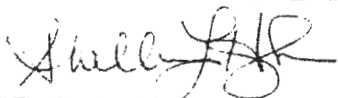
#### **CONCLUSIONS OF LAW**

- 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 moved to incorporate the testimony and discussion in Case 25-127. The motion passed.
- 4) The State Board has the authority to determine the taxable values in the State.
- 5) Taxpayer met their burden with respect to the requested tax allocation.
- 6) The State Board found the taxable Caterpillar equipment should be treated as exempt property under NRS 361.068, even though a portion of the property may be at times rented.
- 7) 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 taxable Caterpillar equipment be treated as exempt property under NRS 361.068.

BY THE STATE BOARD OF EQUALIZATION this 9 day of December, 2025.

  
\_\_\_\_\_  
Shellie Hughes, Secretary

**CERTIFICATE OF SERVICE**  
**25-128**


I hereby certify that on this day I served the foregoing Decision upon all parties of record in this proceeding by placing a true and correct copy thereof in the United States Mail, postage prepaid, and properly addressed to the following:

CERTIFIED MAIL: 9489 0090 6614 0165 56  
25-128  
Empire Southwest LLC  
John Helms  
3300 Saint Rose Parkway  
Henderson, NV 89052

CERTIFIED MAIL: 9489 0090 0027 6614 0165 70  
25-128  
Deconcini McDonald Yetwin & Lacy, PC  
ATTN: James Susa  
2525 E Broadway Blvd., Suite 200  
Phoenix, AZ 85716

CERTIFIED MAIL: 9489 0090 0027 6614 0165 63  
25-128  
Mr. Andy Heiser  
Humboldt County Assessor  
50 West Fifth Street  
Winnemucca, NV 89445

Dated at this 10 day of the month of December of the year 2025.



---

Kari Skalsky, Management Analyst III  
Department of Taxation  
State Board of Equalization

Exhibit C

Exhibit C

AFFIDAVIT OF DALE HUIZINGH

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Dale Huizingh states as follows:

1. I am an employee of the Empire Southwest LLC (“Empire”).
2. My title is Controller.
3. My employment with the Empire began in 1981.
4. I am a licensed Certified Public Accountant in the State of Arizona.
5. My Controller duties include tax compliance in the various states where Empire conducts business.
6. Empire utilizes different personal property accounts to comply with Nevada’s statutory requirement that it report the value of its business personal property as of July 1 each year.
7. In Humboldt County, Empire utilizes account EQ000104 to report business personal property that is in the possession of a personal property renter on July 1.
8. In Humboldt County, Empire utilizes account EQ001042 to report business personal property that is not in possession of a personal property renter on July 1.
9. Empire has placed some new Caterpillar (“CAT”) equipment that is held for sale in a rental fleet for short term rental usage before the equipment is sold.
10. Empire distinguishes between small and large CAT equipment.
11. Empire established a company policy to hold small CAT equipment in the rental fleet until such equipment’s useful life has been used up.


1           12.    Empire will continue to hold large CAT equipment in the rental fleet for short  
2 periods and then sell such equipment as gently used inventory.

3           13.    For the period July 1, 2024 to June 30, 2025, Empire's good faith estimate of  
4 the time large CAT equipment in the rental fleet was rented for personal property account  
5 EQ000104 is 51% of the days.  
6

7           14.    For the period July 1, 2024 to June 30, 2025, Empire's good faith estimate of  
8 the time large CAT equipment in the rental fleet was rented for personal property account  
9 EQ001042 is 55% of the days.

10           I declare under penalty of perjury that the foregoing is true and correct.

11           Executed on this 5th day of January, 2026.

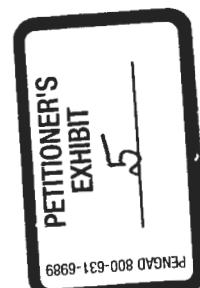
12  
13             
14           \_\_\_\_\_  
15           Dale Huizingh

## Tami Spero

---

**From:** Susa, James M. <jsusa@dmyl.com>  
**Sent:** Tuesday, February 10, 2026 12:12 PM  
**To:** Andy Heiser; Richard.Cunningham@empire-cat.com  
**Cc:** Tami Spero  
**Subject:** RE: Humboldt County Nevada - County Board of Equalization - Notice of Hearing Appeal HCB2026-01  
**Attachments:** OpenExhibitDocument.pdf

Thank you for sending. I did want to note that your Exhibit A, page 1, references legislation in the 2025 session. The correct bill citation is SB 196. Also, the exhibits considered by the Legislature included the attached from Senate Majority leader Cannizzaro. I would ask this to be included in the Petitioner's materials for the County Board of Equalization. As noted on page 3, the recovery fee only applies to a business that has heavy equipment rentals as its primary business and has NAICS codes 532412 or 532310. Empire's NAICS code is 423810. Empire is listed on the NAICS website as a typical company for that code.



## 423810 - Construction and Mining (except Oil Well) Machinery and Equipment Merchant Wholesalers

Top Businesses by Annual Sales for 423810 – Click for Complete Profiles:

Komatsu America Corp	Empire Southwest LLC
Titan Machinery Inc	Macallister Machinery Co Inc
Carter Machinery Company Inc	Southworth-Milton Inc
Ring Power Corporation	Mustang Machinery Company LLC
Rpc Inc	Pape Group Inc

This industry comprises establishments primarily engaged in the merchant wholesale distribution of specialized machinery, equipment, and related parts generally used in construction, mining (except oil well), and logging activities.

### **Illustrative Examples:**

- Excavating machinery and equipment merchant wholesalers
- Road construction and maintenance machinery merchant wholesalers
- Forestry machinery and equipment merchant wholesalers
- Scaffolding merchant wholesalers
- Mining cranes merchant wholesalers

# 423810 - Construction and Mining (except Oil Well) Machinery Equipment Merchant Wholesalers

Top Businesses by Annual Sales for 423810 – Click for Complete Profiles:

Komatsu America Corp	Empire Southwest L
Titan Machinery Inc	Macallister Machinery C
Carter Machinery Company Inc	Southworth-Milton I
Ring Power Corporation	Mustang Machinery Comp
Rpc Inc	Pape Group Inc

This industry comprises establishments primarily engaged in the merchant wholesale distribution of spe equipment, and related parts generally used in construction, mining (except oil well), and logging activi

## **Illustrative Examples:**

- Excavating machinery and equipment merchant wholesalers
- Road construction and maintenance machinery merchant wholesalers
- Forestry machinery and equipment merchant wholesalers
- Scaffolding merchant wholesalers
- Mining cranes merchant wholesalers

Thank you for including this material in our case materials for the hearing.

James M. Susa  
DeConcini McDonald Yetwin & Lacy, P.C.  
2525 E Broadway, Ste 200  
Tucson, AZ 85716  
(520) 322-5000  
(520) 322-5585 fax  
[jsusa@dmyl.com](mailto:jsusa@dmyl.com)  
[www.deconcinimcdonald.com](http://www.deconcinimcdonald.com)

This communication is confidential and is intended only for the use of the individual or entity named above. If you have received this communication in error, please immediately destroy it and notify the sender by reply e-mail or by telephone (520) 322-5000 (call collect).

---

om: Andy Heiser <[andy.heiser@humboldtcountynv.gov](mailto:andy.heiser@humboldtcountynv.gov)>  
Sent: Monday, February 9, 2026 12:51 PM  
To: Susa, James M. <[jsusa@dmyl.com](mailto:jsusa@dmyl.com)>; [Richard.Cunningham@empire-cat.com](mailto:Richard.Cunningham@empire-cat.com)



# HEAVY EQUIPMENT RENTAL COMPANY

Recovery Fee | Senate Bill 196

## OVERVIEW

### THE INDUSTRY

Heavy equipment rental companies provide equipment to the public on a short-term basis (i.e., less than one year) to meet clients' near-term needs without requiring them to incur a large capital investment to allow projects to move forward.

### THE ISSUE

Heavy equipment is mobile and oftentimes moves between states as demand dictates. For state-to-state movements, property tax laws and timing of assessments vary, resulting in uncertainty around the amount and timing of taxes for rental companies. As a result, some rental equipment may face double taxation. Rental companies attempt to build this cost into their rental pricing, but movement between markets creates uncertainty.

### THE SOLUTION

All but four (4) states, including Nevada, offer some form of a personal property tax approach that balances the predictability needs of the industry with transparency for the public. In Nevada, the industry proposes to allow the industry to bill and collect a recovery fee not to exceed 2.0 percent from the customer on the rental revenue to mitigate its tax liability. This approach also allows the fee to align with the timing and amount of the economic activity taking place.

## DEFINING THE INDUSTRY AND THE EQUIPMENT

What's  
Included?

What's Not  
Included?

- What's included:
  - » Heavy equipment rentals must be the primary business
  - » Must rent to the public from a business location in Nevada
  - » Equipment must be held for sale or for rent
  - » Rental period must be less than one year
  - » Recovery fee only applies to rental rates, not other fees and charges
  - » Rental companies must be classified in NAICS as 532412 or 532310
- What's not included:
  - » No affiliates can participate if there is common control (i.e., more than 50 percent control or influence) – one cannot rent to themselves
  - » Rentals with a driver/operator are excluded from recovery fee
  - » Federal, state or local government agencies/districts are exempt

# WHY?

An Example in Which Tax Inequity Occurs Is Noted to the Right

The Recovery Fee Mitigates Some Exposure

	Nevada	Utah
<b>Assessment Date Each Year</b>	July 1	January 1
<b>Double Taxation Scenario</b> <i>(Pays Full Year of Property Tax in Both Jurisdictions)</i>	Starts in Nevada July 1, 2025 <i>(Pays Tax)</i>	Moves to Utah on October 1, 2025 <i>(Pays Tax)</i>

# WHY NOW?

All But Four States Do Not Face the Current Challenge, Creating Greater Inequity for Nevada Businesses

### Policy Alternatives

- No Business Personal Property Tax or Some Reforms in Place
- No Relief or Other Reforms in Place



# WHY NOW?

Nine States  
Have  
Implemented  
Recovery Fees  
Over the Past 15  
Years, None of  
Which Have  
Been Proposed  
for Repeal

States With Similar Reforms

Recovery Fee in Place



# HOW IT WORKS?

The Mechanics:  
How the  
Recovery Fee  
Works in  
Practice

Personal Property Tax Process	Personal Property Tax Process
<i>Before SB 196</i>	<i>After SB 196</i>
<ul style="list-style-type: none"><li>▪ Rental company reports equipment to county assessor</li><li>▪ County assessor prepares assessment</li><li>▪ Treasurer bills and collects personal property tax</li></ul>	<ul style="list-style-type: none"><li>▪ Rental company reports equipment to county assessor</li><li>▪ County assessor prepares assessment</li><li>▪ Treasurer bills and collects personal property tax</li></ul>

*No Change*

## HOW IT WORKS?

The Mechanics:  
How the  
Recovery Fee  
Works in  
Practice

### Recovery Fee Process

#### *Compliance with SB 196*

- Rental company can opt in and include a recovery fee not to exceed 2.0 percent on the invoice
- The recovery fee must be held in a separate account
- The recovery fee can only be used to cover the cost of personal property taxes

## WHAT ELSE IS IMPORTANT?

### It is permissive; it is not required

If heavy equipment rental companies don't feel there is a benefit or prefer not to participate, they can operate in exactly the same manner they do today. This simply authorizes companies to opt in if they prefer.

### Government agencies do not incur recovery fees

Federal, state and local governments and agencies are exempt from the recovery fee and will not incur any costs associated with rental activity on infrastructure or development projects.

### The recovery fee will not be a fee on top of a tax

The recovery fee is only applicable to rental charges and does not result in incremental costs on top of other taxes (e.g., sales tax), transportation charges, installation charges, interest charges or similar fees.

### Protections for rental companies and consumers are included

To the extent a rental company opts in to the use of a recovery fee, it provides that company the protection from disputes by customers and provides regulatory oversight to protect consumers.

### There is no fiscal impact for governments

Rental companies charge and collect the recovery fee. There is no change to the personal property tax process that exists today.

### Audits allow for validation and criminal penalties apply in instances of fraud

Heavy equipment rental companies are subject to audits. At the same time, any person who violates certain provisions of the proposed legislation is guilty of a gross misdemeanor.



American Rental Association

1900 19th Street | Moline, IL 61265 | 800.334.2177 | ararental.org

**Humboldt County Board of Equalization**

**General Index of Exhibits**

**Case Number:**   HCB2026-01    
**Date Heard:**   02/18/2026    
**Petitioner**   Empire Southwest LLC    
**Respondent**   Humboldt County Assessor  

Exhibit #	Petitioner	Respondent	Description	Mark	Offered	Received	Withdrawn	Admitted
I		X	Cover Letter -- Property Orientation			X		
II		X	Petitioner's Appeal Form & Agent Authorization			X		
A		X	Written Brief			X		
B		X	EQ 104 Declaration filed 7/28/2025 in the field equipment			X		
C		X	EQ 1042 Declaration filed 7/28/2025 in the field equipment			X		
D		X	Allied, small CAT, heavy CAT, in yard & in field equipment			X		
E		X	In the field reported assets-ownership by acq. year & percent			X		
F		X	Equipment listed for sale -- year & metered hours			X		
G		X	Notice of Hearing			X		
H		X	Proof of Service			X		

# **Humboldt County Board of Equalization**

## **Empire Southwest, LLC**

**Account: EQ 001042 & EQ 0000104**

**APN: 15-0253-04**

**Appeal Number: HCB2026-01**

**3050 W Railroad St, Winnemucca, NV 89445**

**8:30 A.M.**

**Wednesday, February 18, 2026**

# Humboldt County Board of Equalization

## General Index

Hearing No: HCB2026-01  
APN: Account: EQ 104 & EQ 1042  
Hearing Date: Friday, February 18, 2026

Petitioner: Empire Southwest, LLC  
Respondent: Humboldt County Assessor  
Hearing Time: 8:30 am

Cover Letter - Property Orientation	<b>Petitioner's Evidence</b>	Exhibit I	1 pages
Petitioner's Appeal Form and Agent Authorization		Exhibit II	6 pages
	<b>Assessor's Evidence</b>		
Written Brief		Exhibit A	10 pages
EQ 104 Declaration filed 7/28/2025 In the field equipment		Exhibit B	7 pages
EQ 1042 Declaration filed 7/28/2025 In the yard equipment		Exhibit C	10 pages
Allied, Small CAT, Heavy CAT In the yard & In the field Equipment		Exhibit D	5 pages
In the Field Reported Assets - Ownership by Acq Year and Percent		Exhibit E	3 pages
Equipment Listed for Sale - Year and Metered Hours		Exhibit F	3 pages
	<b>Notice of Hearing and Proof of Service</b>		
Notice of Hearing		Exhibit G	2 pages
Proof of Service		Exhibit H	6 pages

# Humboldt County Assessor's

EXHIBIT I

Andy Heiser ♦ Assessor ♦ Andy.Heiser@humboldtcounty.nv.gov  
Office: (775) 623-6316 Fax: (775) 623-6311

---

2/9/2026

Humboldt County Board of Equalization  
50 W 5<sup>th</sup> Street  
Winnemucca, NV 89445

Dear Board Members,

This cover letter is intended to give you a brief history of the subject property and help you in making an informed decision on its assessment.


The subject property is an improved 5.00-acre parcel located at 3050 W Railroad St. This property is a short distance off the first exit in Winnemucca city limits heading eastbound on I-80. There is paved access surrounding the subject property from all directions and it is in Winnemucca's industrial center. The legal description is as follows:

Parcel "A" of that certain parcel map for Barker-Fountain Enterprises, Inc., lying within the northeast 1/4 of section 21, Township 36 North, Range 38 East, M.D.B.&M., recorded in the office of the Humboldt County Recorder on December 18, 1980, under File No. 209318, Humboldt County, NV.

This property is a trapezoid in shape residing on the northwest corner of W Railroad St. and Fountain Way and is zoned M-1 Industrial. It is connected to all city utilities and has power to the property.

Personal property full cash value and exemptions are the topics of this appeal.

Respectfully submitted,

  
Andy Heiser  
Humboldt County Assessor  
50 W 5<sup>th</sup> Street  
Winnemucca, NV 89445  
(775) 623-6316

# Humboldt County Assessor's

EXHIBIT A

Andy Heiser ♦ Assessor ♦ Andy.Heiser@humboldtcountynv.gov  
Office: (775) 623-6316 Fax: (775) 623-6311

---

2/9/2026

County Board of Equalization  
50 W 5th Street  
Winnemucca, NV 89445

Petitioner:  
Empire Southwest LLC  
Richard Cunningham c/o James Susa  
3300 Saint Rose Parkway  
Henderson, NV 89052

*RE: Response to Petitioners Brief.*

This case was heard last year on the basis that the petitioner believed that their Caterpillar equipment should be exempt based on a primary purpose test. The support of this was whether the taxpayer primarily purchased the property to lease it or sell it. The category their equipment fell under is heavily supported by Advisory Opinion 23-005 (the "Opinion") the Department of Taxation (the "Department") wrote based on a request that the Assessor's Association of Nevada (AAN) submitted in 2023.

Humboldt County Board of Equalization (CBE) unanimously voted to uphold the Humboldt County Assessor's decision that Empire's Caterpillar equipment were assets and fully taxable. The petitioner then appealed against the CBE decision to the State Board of Equalization (SBE). As provided in the petitioner's brief for the 2026-27 appeal, the SBE overturned Humboldt's CBE ruling and stated in the Conclusions of Law #6, "The State Board found the taxable Caterpillar equipment should be treated as exempt property under NRS 361.068, even though a portion of the property may be at times rented. Additionally, because this equipment was determined to be exempt property, NRS 361.159 authorizes the assessor to assess, bill, and collect taxes from the lessee or renter when exempt property is rented for profit.

The SBE's ruling on this exemption was heavily weighed on by the Opinion and not by Nevada law. The Nevada Legislatures' actions were clear on their intention for heavy equipment rentals to be classified as exempt. AB388 (2019), AB279 (2021), and SB233 (2023) were bills submitted by the heavy equipment industry attempting to exempt heavy equipment rentals. Nevada Legislature's failure to exempt such equipment from taxation is evidence that they intended this to be taxable property in Nevada. This became even more evident when Nevada Legislature approved SB195 (2025) which allows the heavy equipment rental companies to charge and collect a recovery fee to offset the property taxes levied on such equipment. If NRS 361.068(a) is ambiguous, wouldn't legislations rejection of exemption of heavy equipment be evidence of intent?

For the 2025-26 appeal, the petitioner has divided their property into 5 different categories found on page 1 of their brief. Previously during the CBE (February 2025) and SBE (September 2025) hearings, they

only owned 3 categories of equipment. 1. Office and Shop Equipment, 2. Allied rental equipment, & 3. Caterpillar equipment. In previous years, the Allied rental equipment or category 2 equipment in the yard was not reported on their declaration as made mention in paragraph 2, page 2 of the petitioner's exhibit. Category 3 equipment is a new category for small Caterpillar equipment that will be permanently assigned to the rental fleet and held for rent through the useful life of the equipment and then sold for scrap. Again, as mentioned in paragraph 2, page 2 of the petitioner's brief, this is the first time my office has known about this category, and we have not received a listing of category 3 equipment prior to their brief being filed. Both category 2 and 3 lists have been requested from the petitioner and were received in my office on January 22, 2026.

Partial exemptions applied to property in the state of Nevada are for a given fiscal year and must be applied for each year according to NRS 361.155. Legislative history resolves any ambiguity while the State Board of Equalization rulings are administrative and not legislative. My office does not feel an exemption is authorized on equipment that is available for rent as that is not inventory held for sale. In the September 29, 2025 SBE hearing (1 hour, 33 min, 10 sec), Board Member Cadwell began asking questions. He gave an example of a customer initiating a rental on a brand-new piece of equipment for the length of one year. The customer has decided to extend that rental for another year. After that, the customer tells Empire, they would like to purchase that piece of equipment. The question to the petitioner was, is that situation considered a sale on a new piece of equipment or used piece of equipment. The petitioner answered that it would be a sale of a used piece of equipment. The petitioner stated, once a piece of equipment hits the rental fleet, it is considered used at that point. They (Empire) notify CAT that the unit is sold at that point, to Empire's rental fleet, it is no longer new. The petitioner went on to say that the warranty on that machine has started and is considered used. This transaction of purchasing a new piece of equipment and placing it in their rental fleet is not how a merchant would hold inventory and therefore, taxable.

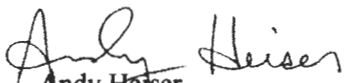
Category 4 and 5 equipment would still need to be reported as taxable equipment of the business if they are available for rent and held in their rental fleet division of their business. If there is a piece of equipment in the Winnemucca branch that is being purchased by a customer of Empire as a brand-new machine and will not enter the branch's rental fleet division, then it should not be claimed as an asset by the petitioner. The chances of that happening on the July 1 reporting date would be a very unlikely situation but it could happen. If any Caterpillar equipment is entered into their asset list of their fleet as rentable equipment, that shall be declared.

For category 4 equipment, the petitioner has offered up two different solutions for approximating the assessment for that equipment. My office is staying with our original and same argument, if their equipment is available for rent and in their rental fleet division, it will need to be declared. The warranty starts at that point and is considered used. By this definition, all equipment in category 4 would have been purchased by Empire's rental fleet and owned by their rental division. This equipment is no longer held for sale as a brand-new machine. Only declaring what is on rent as of July 1 or assessing a percentage of rented time does not fit any legal methodology for assessment and would therefore create an inequitable value in Humboldt County. If they want these to be exempt as inventory held by a merchant, then these pieces would need to be 0-hour machines that are not part of their rental fleet division. Anything different from that would create a non-uniform and arbitrary tax treatment.

In conclusion, the petitioner's value is not being assessed above full cash value. The petitioner does not argue the value of the assets, only what should be considered exempt from property taxes. Values in both accounts are acquisition cost of each piece of equipment that the petitioner reported. A list of equipment from the petitioner needs to be produced so my office can have a full understanding of what equipment falls into each category including specific details on acquisition year & actual year of the equipment, metered hours on equipment, and several other details that have been requested. This request was sent to the authorized agent on January 22, 2026. NRS 361.265(5) requires the county assessor to assess "all the personal property within the county, owned, claimed, possessed, controlled or managed by those persons,

firms, corporations, associations or companies". Therefore, if the petitioner has refused or, without good cause, neglected to give the county assessor the person's list under oath, as required by law, NRS 361.345(2)(a) states no reduction may be made by the county board of equalization from the assessment of the county assessor and the county assessor shall make a reasonable estimate of the property. On the petitioner's claim to request a review of the Assessor's decision to deny their claim for exemption of property taxes in NRS 361.155, this exemption statute is for personal exemptions on real property and does not fit the criteria the petitioner is appealing. Subsection 6 of this statute states "If a claim for a tax exemption on real property and any required affidavit or other documentation in support of the claim is not filed within the time required by subsection 1...the person claiming the exemption may, on or before January 15 file the claim and any required documentation in support of the claim with the county board of equalization". If you read through this statute entirely, this is for a personal exemption such as a veterans' exemption found in NRS 361.090, exemption on a single family residence that has replaced a single family residence partially destroyed by disaster in NRS 361.084, exemption of property of Nathan Adelson Hospice in NRS 361.088, or exemptions found in NRS 361.098 to 361.150 which include volunteer fire departments, charitable organizations, churches, public cemeteries and graveyards, and other like organizations or facilities.

Respectfully,

  
Andy Heiser  
Humboldt County Assessor  
50 W 5<sup>th</sup> Street  
Winnemucca, NV 89445  
(775) 623-6316

**NRS 361.068 Business inventories and consumables, livestock, bees, certain pipe and agricultural equipment, boats, campers, fine art for public display and certain personal property of nonresidents exempted; establishment of de minimis exemption for personal property.**

1. The following personal property is exempt from taxation:
  - (a) Personal property held for sale by a merchant;
  - (b) Personal property held for sale by a manufacturer;
  - (c) Raw materials and components held by a manufacturer for manufacture into products, and supplies to be consumed in the process of manufacture;
  - (d) Tangible personal property purchased by a business which will be consumed during the operation of the business;
  - (e) Livestock;
  - (f) Colonies of bees;
  - (g) Pipe and other agricultural equipment used to convey water for the irrigation of legal crops;
  - (h) All boats;
  - (i) Slide-in campers and camper shells;
  - (j) Except as otherwise provided in [NRS 361.186](#), fine art for public display; and
  - (k) All personal property that is:
    - (1) Owned by a person who is not a resident of this state; and
    - (2) Located in this state solely for the purposes of:
      - (I) An exhibit that is used in a convention or tradeshow that is located in this State; or
      - (II) A display, exhibition, carnival, fair or circus that is transient in nature and is located in this State for not more than 30 days.
2. The Nevada Tax Commission may exempt from taxation that personal property for which the annual taxes would be less than the cost of collecting those taxes. If such an exemption is provided, the Nevada Tax Commission shall annually determine the average cost of collecting property taxes in this state which must be used in determining the applicability of the exemption.
3. A person claiming the exemption provided for in paragraph (j) of subsection 1 shall:
  - (a) On or before June 15 for the next ensuing fiscal year, file with the county assessor an affidavit declaring that the fine art will, during that ensuing fiscal year, meet all the criteria set forth in paragraph (b) of subsection 4; and
  - (b) During any fiscal year in which the person claims the exemption, make available for educational purposes and not for resale, upon written request and without charge to any public school as defined in [NRS 385.007](#), private school as defined in [NRS 394.103](#) and parent of a child who receives instruction in a home pursuant to [NRS 392.070](#), one copy of a poster depicting the fine art that the facility has on public display if such a poster is available for purchase by the public at the time of the request.
4. As used in this section:
  - (a) "Boat" includes any vessel or other watercraft, other than a seaplane, used or capable of being used as a means of transportation on the water.
  - (b) "Fine art for public display":
    - (1) Except as otherwise provided in subparagraph (2), means a work of art which:
      - (I) Is an original painting in oil, mineral, water colors, vitreous enamel, pastel or other medium, an original mosaic, drawing or sketch, an original sculpture of clay, textiles, fiber, wood, metal, plastic, glass or a similar material, an original work of mixed media or a lithograph;
      - (II) Was purchased in an arm's length transaction for \$25,000 or more, or has an appraised value of \$25,000 or more;
      - (III) Is on public display in a public or private art gallery, museum or other building or area in this state for at least 20 hours per week during at least 35 weeks of each year for which the exemption is claimed or, if the facility displaying the fine art disposes of it before the end of that year, during at least two-thirds of the full weeks during which the facility had possession of it, or if the gallery, museum or other building or area in which the fine art will be displayed will not be opened until after the beginning of the fiscal year for which the exemption is claimed, these display requirements must be met for the first full fiscal year after the date of opening, and the date of opening must not be later than 2 years after the purchase of the fine art being displayed; and
      - (IV) Is on display in a facility that is available for group tours by pupils or students for at least 5 hours on at least 60 days of each full year for which the exemption is claimed, during which the facility in which it is displayed is open, by prior appointment and at reasonable times, without charge; and
    - (2) Does not include:
      - (I) A work of fine art that is a fixture or an improvement to real property;

(II) A work of fine art that constitutes a copy of an original work of fine art, unless the work is a lithograph that is a limited edition and that is signed and numbered by the artist;

(III) Products of filmmaking or photography, including, without limitation, motion pictures;

(IV) Literary works;

(V) Property used in the performing arts, including, without limitation, scenery or props for a stage; or

(VI) Property that was created for a functional use other than, or in addition to, its aesthetic qualities, including, without limitation, a classic or custom-built automobile or boat, a sign that advertises a business, and custom or antique furniture, lamps, chandeliers, jewelry, mirrors, doors or windows.

(c) "Personal property held for sale by a merchant" includes property that:

(1) Meets the requirements of sub-subparagraphs (I) and (II) of subparagraph (1) of paragraph (b);

(2) Is made available for sale within 2 years after it is acquired; and

(3) Is made available for viewing by the public or prospective purchasers, or both, within 2 years after it is acquired, whether or not a fee is charged for viewing it and whether or not it is also used for purposes other than viewing.

(d) "Public display" means the display of a work of fine art where members of the public have access to the work of fine art for viewing during publicly advertised hours. The term does not include the display of a work of fine art in an area where the public does not generally have access, including, without limitation, a private office, hallway or meeting room of a business, a room of a business used for private lodging and a private residence.

(e) "Pupil" means a person who:

(1) Is enrolled for the current academic year in a public school as defined in [NRS 385.007](#) or a private school as defined in [NRS 394.103](#); or

(2) Receives instruction in a home and is excused from compulsory enrollment and attendance pursuant to [NRS 392.070](#).

(f) "Student" means a person who is enrolled for the current academic year in:

(1) A community college or university; or

(2) A licensed postsecondary educational institution as defined in [NRS 394.099](#) and a course concerning fine art.

(Added to NRS by [1979, 79](#); A [1983, 1191](#); [1987, 854](#); [1989, 169](#); [1995, 152, 2709](#); [1997, 1197, 1569, 2979](#); [1999, 623, 624, 3198, 3201](#); [2001, 229, 1541, 1543](#); [2017, 2871](#); [2023, 1222](#))

**NRS 361.159 Exempt personal property subject to taxation if used in business conducted for profit; exceptions.**

1. Except as otherwise provided in subsection 3, when personal property, or a portion of personal property, which for any reason is exempt from taxation is leased, loaned or otherwise made available to and used by a natural person, association or corporation in connection with a business conducted for profit, the leasehold interest, possessory interest, beneficial interest or beneficial use of any such lessee or user of the property is subject to taxation to the extent the:

(a) Portion of the property leased or used; and

(b) Percentage of time during the fiscal year that the property is leased to the lessee or used by the user, in accordance with [NRS 361.2275](#),

È can be segregated and identified. The taxable value of the interest or use must be determined in the manner provided in subsection 3 of [NRS 361.227](#) and in accordance with [NRS 361.2275](#).

2. Taxes must be assessed to lessees or users of exempt personal property and collected in the same manner as taxes assessed to owners of other personal property, except that taxes due under this section do not become a lien against the personal property. When due, the taxes constitute a debt due from the lessee or user to the county for which the taxes were assessed and, if unpaid, are recoverable by the county in the proper court of the county.

3. The provisions of this section do not apply to personal property:

(a) Used in vending stands operated by persons who are blind under the auspices of the Bureau of Services to Persons Who Are Blind or Visually Impaired of the Rehabilitation Division of the Department of Employment, Training and Rehabilitation.

(b) Owned by a public airport and used for the purposes of the public airport.

(Added to NRS by [1965, 1157](#); A [1971, 659](#); [1973, 1406](#); [1977, 1098](#); [1987, 293](#); [1993, 1575, 2311](#); [1995, 579, 1809](#); [1997, 1173](#); [2001, 841, 1546](#); [2003, 53](#))

**NRS 361.155 Exemptions: Filing of claims and designations; duration and amount; assessment and penalty for erroneous grant or renewal; review of late or denied claim.**

1. Except as otherwise provided in this section and NRS 361.084:

(a) All claims for personal tax exemptions on real property, the initial claim of an organization for a tax exemption on real property and the designation of any amount to be credited to the Gift Account for the Veterans Home in Southern Nevada or the Gift Account for the Veterans Home in Northern Nevada pursuant to NRS 361.0905 must be filed on or before June 15.

(b) An initial claim for a tax exemption on real property acquired after June 15 and before July 1 must be filed on or before July 5.

2. All exemptions provided for pursuant to this chapter apply on a fiscal year basis, and any exemption granted pursuant to this chapter must not be in an amount which gives the taxpayer a total exemption greater than that to which the taxpayer is entitled during any fiscal year.

3. Except as otherwise provided in this section, each claim for an exemption provided for pursuant to this chapter must be filed with the county assessor of:

(a) The county in which the claimant resides for personal tax exemptions; or

(b) Each county in which property is located for the tax exemption of an organization.

4. After the initial claim for an exemption pursuant to NRS 361.084, 361.088 or 361.098 to 361.150, inclusive, an organization is not required to file annual claims if the property remains exempt. If any portion of the property loses its exemption pursuant to NRS 361.157 or for any other reason becomes taxable, the organization must notify the county assessor.

5. If an exemption is granted or renewed in error because of an incorrect claim or failure of an organization to give the notice required by subsection 4, the assessor shall assess the taxable portion of the property retroactively pursuant to NRS 361.769 and a penalty of 10 percent of the tax due for the current year and any prior years may be added.

6. If a claim for a tax exemption on real property and any required affidavit or other documentation in support of the claim is not filed within the time required by subsection 1, or if a claim for a tax exemption is denied by the county assessor, the person claiming the exemption may, on or before January 15 of the fiscal year for which the claim of exemption is made, file the claim and any required documentation in support of the claim with the county board of equalization of the county in which the claim is required to be filed pursuant to subsection 3. The county board of equalization shall review the claim of exemption and may grant or deny the claim for that fiscal year, as it determines to be appropriate. The State Board of Equalization shall establish procedures for:

(a) The review of a claim of exemption by a county board of equalization pursuant to this subsection; and

(b) The appeal to the State Board of Equalization of the denial of a claim of exemption by a county board of equalization pursuant to this subsection.

[Part 1:344:1953; A 1954, 29; 1955, 340]—(NRS A 1957, 321; 1969, 591; 1979, 132; 1983, 473; 1987, 814; 1991, 2094; 1993, 90; 1995, 2297; 1997, 200; 2003, 2757; 2005, 2654; 2007, 1882; 2013, 2512; 2017, 2297)

**NRS 361.265 Written statement concerning personal property: Demand; contents; return of statement; valuation of unlisted property claimed by absent or unknown person; penalties.**

1. To enable the county assessor to make assessments, he or she shall demand from each natural person or firm, and from the president, cashier, treasurer or managing agent of each corporation, association or company, including all banking institutions, associations or firms within the county, a written statement, signed under penalty of perjury, on forms and in the format prescribed by the county assessor of all the personal property within the county, owned, claimed, possessed, controlled or managed by those persons, firms, corporations, associations or companies. The signature required by this subsection may include an electronic signature as defined in [NRS 719.100](#).

2. The statement must include:

(a) A description of the location of any taxable personal property that is owned, claimed, possessed, controlled or managed by the natural person, firm, corporation, association or company, but stored, maintained or otherwise placed at a location other than the principal residence of the natural person or principal place of business of the firm, corporation, association or company;

(b) The cost of acquisition of each item of taxable personal property including the cost of any improvements of the personal property, such as additions to or renovations of the property other than routine maintenance or repairs, and the year in which each item of taxable personal property was acquired; and

(c) If the natural person, firm, corporation, association or company owns at least 25 mobile or manufactured homes that are being leased within the county for commercial purposes, and those homes have not been converted to real property pursuant to [NRS 361.244](#), the year, make or model, size, serial number and location of each such mobile or manufactured home.

3. The statement must be returned not later than July 31, except for a statement mailed to the taxpayer after July 15, in which case it must be returned within 15 days after demand for its return is made. Upon petition of the property owner showing good cause, the county assessor may grant one or more 30-day extensions.

4. If the owners of any taxable property not listed by another person are absent or unknown, or fail to provide the written statement as described in subsection 1, the county assessor shall make an estimate of the value of the property and assess it accordingly. If the name of the absent owner is known to the county assessor, the property must be assessed in that name. If the name of the owner is unknown to the county assessor, the property must be assessed to "unknown owner," but no mistake made in the name of the owner or the supposed owner of personal property renders the assessment or any sale of the property for taxes invalid.

5. If any person, officer or agent neglects or refuses on demand of the county assessor or his or her deputy to give the statement required by this section, or gives a false name, or refuses to give his or her name or sign the statement, the person, officer or agent is guilty of a misdemeanor.

[Part 5:344:1953]—(NRS A [1967, 558](#); [1969, 1452](#); [1981, 327](#); [1983, 519, 1193](#); [1985, 748](#); [1987, 531](#); [1989, 1820](#); [2003, 2761](#); [2005, 2656](#))

**NRS 361.345 Power of county board of equalization to change valuation of property; review of changes in valuation and estimation of certain property by county assessor; notice of addition to assessed valuation.**

1. Except as otherwise provided in subsection 2, the county board of equalization may:

(a) Determine the valuation of any real or personal property placed on:

(1) The secured tax roll which was assessed by the county assessor; or

(2) The unsecured tax roll which was assessed by the county assessor on or after May 1 and on or before

December 15; and

(b) Change and correct any valuation found to be incorrect either by adding thereto or by deducting therefrom such sum as is necessary to make it conform to the taxable value of the property assessed, whether that valuation was fixed by the owner or the county assessor. The county board of equalization may not reduce the assessment of the county assessor unless it is established by a preponderance of the evidence that the valuation established by the county assessor exceeds the full cash value of the property or is inequitable. A change so made is effective only for the fiscal year for which the assessment was made. The county assessor shall each year review all such changes made for the previous fiscal year and maintain or remove each change as circumstances warrant.

2. If a person complaining of the assessment of his or her property:

(a) Has refused or, without good cause, has neglected to give the county assessor the person's list under oath, as required by [NRS 361.265](#); or

(b) Has, without good cause, refused entry to the assessor for the purpose of conducting the physical examination required by [NRS 361.260](#),

the county assessor shall make a reasonable estimate of the property and assess it accordingly. No reduction may be made by the county board of equalization from the assessment of the county assessor made pursuant to this subsection.

3. If the county board of equalization finds it necessary to add to the assessed valuation of any property on the assessment roll, it shall direct the clerk to give notice to the person so interested by registered or certified letter, or by personal service, naming the day when it will act on the matter and allowing a reasonable time for the interested person to appear.

[Part 18:344:1953; A [1954, 29](#)]—(NRS A [1969, 95](#); [1981, 796](#); [1985, 1435](#); [1991, 2097](#); [1997, 1576](#); [2003, 2764](#); [2005, 2657](#); [2009, 1219](#))

**NRS 361.090 Veterans' exemptions.**

1. The property, to the extent of \$2,000 assessed valuation, of any actual bona fide resident of the State of Nevada who:

(a) Has served a minimum of 90 continuous days on active duty, who was assigned to active duty at some time between April 21, 1898, and June 15, 1903, or between April 6, 1917, and November 11, 1918, or between December 7, 1941, and December 31, 1946, or between June 25, 1950, and May 7, 1975, or between September 26, 1982, and December 1, 1987, or between October 23, 1983, and November 21, 1983, or between December 20, 1989, and January 31, 1990, or between August 2, 1990, and April 11, 1991, or between December 5, 1992, and March 31, 1994, or between November 20, 1995, and December 20, 1996;

(b) Has served on active duty in connection with carrying out the authorization granted to the President of the United States in Public Law 102-1; or

(c) Has served on active duty in connection with a campaign or expedition for service in which a medal has been authorized by the Government of the United States, regardless of the number of days served on active duty, and who received, upon severance from service, an honorable discharge or certificate of satisfactory service from the Armed Forces of the United States, or who, having so served, is still serving in the Armed Forces of the United States, is exempt from taxation.

2. For the purpose of this section, the first \$2,000 assessed valuation of property in which an applicant has any interest shall be deemed the property of the applicant.

3. The exemption may be allowed only to a claimant who files an affidavit with his or her claim for exemption on real property pursuant to [NRS 361.155](#). The affidavit may be filed at any time by a person claiming exemption from taxation on personal property.

4. The affidavit must be made before the county assessor or a notary public and filed with the county assessor. It must state that the affiant is a bona fide resident of the State of Nevada who meets all the other requirements of subsection 1 and that the exemption is not claimed in any other county in this State. After the filing of the original affidavit, the county assessor shall, except as otherwise provided in this subsection, mail a form for:

(a) The renewal of the exemption; and

(b) The designation of any amount to be credited to the Gift Account for the Veterans Home in Southern Nevada or the Gift Account for the Veterans Home in Northern Nevada established pursuant to [NRS 417.145](#), to the person each year following a year in which the exemption was allowed for that person. The form must be designed to facilitate its return by mail by the person claiming the exemption. If so requested by the person claiming the exemption, the county assessor may provide the form to the person by electronic means in lieu of by mail. The county assessor may authorize the return of the form by electronic means in accordance with the provisions of [chapter 719](#) of NRS.

5. Persons in actual military service are exempt during the period of such service from filing the annual forms for renewal of the exemption, and the county assessors shall continue to grant the exemption to such persons on the basis of the original affidavits filed. In the case of any person who has entered the military service without having previously made and filed an affidavit of exemption, the affidavit may be filed in his or her behalf during the period of such service by any person having knowledge of the facts.

6. Before allowing any veteran's exemption pursuant to the provisions of this chapter, the county assessor shall require proof of status of the veteran, and for that purpose shall require production of an honorable discharge or certificate of satisfactory service or a certified copy thereof, or such other proof of status as may be necessary.

7. If any person files a false affidavit or produces false proof to the county assessor or a notary public and, as a result of the false affidavit or false proof, the person is allowed a tax exemption to which the person is not entitled, the person is guilty of a gross misdemeanor.

8. Beginning with the 2005-2006 Fiscal Year, the monetary amounts in subsections 1 and 2 must be adjusted for each fiscal year by adding to the amount the product of the amount multiplied by the percentage increase in the Consumer Price Index (All Items) from July 2003 to the July preceding the fiscal year for which the adjustment is calculated. The Department shall provide to each county assessor the adjusted amount, in writing, on or before September 30 of each year.

[Part 1:344:1953; A [1954, 29](#); [1955, 340](#)](NRS A [1957, 320](#); [1963, 53](#); [1966, 4](#); [1967, 557](#); [1973, 986](#); [1977, 1488](#); [1983, 471](#); [1987, 812, 1527](#); [1989, 714](#); [1991, 1925, 2091](#); [1993, 586](#); [1995, 2296](#); [1999, 2770](#); [2001, 1521, 1523](#); [2003, 2751, 2752](#); [2005, 2650](#); [2007, 1878](#); [2011, 3516](#); [2013, 2509](#))

**NRS 361.084 Exemption of single-family residence that replaces single-family residence partially or completely destroyed in certain emergencies or disasters.**

1. Except as otherwise provided in this subsection, an owner of a single-family residence that is the primary residence of the owner and is a replacement for a single-family residence partially or completely destroyed by a flood, fire, earthquake or other event for which a state of emergency or declaration of disaster was proclaimed by the Governor pursuant to [NRS 414.070](#) on or after July 1, 2012, may apply to the county assessor for an exemption of a portion of the assessed value of the single-family residence. An owner of a single-family residence may not apply for an exemption pursuant to this section on or after July 1, 2047.

2. The county assessor shall approve an application submitted pursuant to subsection 1 and grant an exemption of a portion of the assessed value of the single-family residence specified in the application if the application is submitted before July 1, 2047, and the county assessor determines that each of the following criteria are satisfied:

(a) The single-family residence is occupied by the primary owner of the residence.

(b) The single-family residence is a replacement for a single-family residence that:

(1) Is located in an area in which occurred a flood, fire, earthquake or other event for which a state of emergency or declaration of disaster was proclaimed by the Governor pursuant to [NRS 414.070](#) on or after July 1, 2012, and was partially or completely destroyed as a direct result of the flood, fire, earthquake or other event for which the state of emergency or declaration of disaster was proclaimed; and

(2) Is located on the same parcel of real property as the single-family residence that was partially or completely destroyed.

(c) The parcel of real property on which was located the single-family residence which was partially or completely destroyed has not been sold or transferred in a transaction to which the provisions of [chapter 375](#) of NRS apply at any time after the flood, fire, earthquake or other event occurred.

(d) Except as otherwise provided in this paragraph, a building permit for the single-family residence was issued or, if the local government in which the single-family residence is located does not issue building permits, construction on the single-family residence is commenced, not later than 3 years after the partial or complete destruction of the previous single-family residence. The county assessor may approve an extension of the 3-year period required by this paragraph for a period of not more than 3 additional years if the owner is not able to begin construction or obtain a building permit because of circumstances beyond the control of the owner that are related to the event that caused the partial or complete destruction of the single-family residence.

(e) The floor area of the single-family residence does not exceed 110 percent of the floor area of the single-family residence that was partially or completely destroyed.

3. If the county assessor approves an application submitted pursuant to subsection 1, the amount of the exemption must equal the difference between the assessed value of the single-family residence for which the application was granted, as determined pursuant to [NRS 361.225](#) and [361.227](#), and the assessed value that the single-family residence would have had if the single-family residence were deemed not to be a new improvement.

4. If, between July 1 and June 15, the county assessor approves an application submitted pursuant to subsection 1, the owner of the single-family residence is entitled to an exemption of a portion of the assessed value of the single-family residence in the amount determined pursuant to subsection 3 beginning on July 1 of the next fiscal year and the owner of the single-family residence is not entitled to a refund of any taxes paid before that date.

5. If, after June 15 but on or before June 30, the county assessor approves an application submitted pursuant to subsection 1, the owner of the single-family residence is entitled to an exemption of a portion of the assessed value of the single-family residence in the amount determined pursuant to subsection 3 beginning on July 1 of the fiscal year immediately following the next fiscal year and the owner of the single-family residence is not entitled to a refund of any taxes paid before that date.

6. If a single-family residence for which an exemption of a portion of the assessed value of the single-family residence is granted pursuant to this section is sold or transferred in a transaction to which the provisions of [chapter 375](#) of NRS apply:

(a) The exemption of a portion of the assessed value of the single-family residence must no longer be applied to the single-family residence; and

(b) In determining the taxable value of the single-family residence for any fiscal year following the sale, the single-family residence must be considered a new improvement as of the date on which the single-family residence was completed.

7. As used in this section:

(a) "Primary residence of the owner" has the meaning ascribed to it in [NRS 361.4723](#).

(b) "Single-family residence" has the meaning ascribed to it in [NRS 361.4723](#).

(Added to NRS by [2017, 2294](#))

**NRS 361.088 Exemption of property of Nathan Adelson Hospice.**

All real and personal property of the Nathan Adelson Hospice in the State of Nevada is exempt from taxation but that property must be taxed if it is used for any purpose other than carrying out the legitimate functions of a freestanding facility for hospice care.

(Added to NRS by 1983, 753; A 1989, 1034)

**NRS 361.098 Exemption of property of charitable foundations established by Board of Regents of University of Nevada.**

**NRS 361.099 Exemption of certain real and personal property leased or rented to Nevada System of Higher Education.**

**NRS 361.100 Exemption of property of university fraternities and sororities.**

**NRS 361.105 Exemptions of nonprofit private schools.**

**NRS 361.106 Exemption of property of certain apprenticeship programs.**

**NRS 361.107 Exemption of property of Pershing County Kids, Horses, Rodeo Inc.**

**NRS 361.110 Exemptions of certain organizations.**

1. Except as otherwise provided in subsection 2, the buildings, with their furniture and equipment, and the lots of ground on which they stand, used therewith and necessary thereto, of:

(a) The Nevada Museum of Art, Inc., the Boulder City Museum and Historical Association, the Young Men's Christian Association, the Young Women's Christian Association, the American National Red Cross or any of its

chapters in the State of Nevada, the Salvation Army Corps, the Girl Scouts of America, the Camp Fire Girls, Inc., the Boy Scouts of America and the Sierra Arts Foundation are exempt from taxation.

(b) The Thunderbird Lodge Preservation Society are exempt from taxation through June 30, 2033.

2. If any property exempt from taxation pursuant to subsection 1 is used for purposes other than those of the organizations described in subsection 1, respectively, and a rent or other valuable consideration is received for its use, the property must be taxed, unless the rent or other valuable consideration is paid or given by an organization that qualifies as a tax-exempt organization pursuant to 26 U.S.C. § 501(c)(3).

[Part 1:344:1953; A [1954, 29](#); [1955, 340](#)](NRS A [1963, 63](#); [1983, 913](#); [1985, 4](#); [1989, 8](#); [1995, 34](#); [2007, 2907](#); [2013, 317](#))

**NRS 361.111 Exemption of certain property of Archaeological Conservancy, Nature Conservancy, American Land Conservancy and Nevada Land Conservancy.**

**NRS 361.115 Exemptions of property of Nevada Children's Foundation, Inc., Nevada Heritage Association, Inc., and Habitat for Humanity International.**

**NRS 361.125 Exemption of churches, chapels and land used exclusively for worship.**

**NRS 361.130 Exemption of public cemeteries and graveyards.**

**NRS 361.132 Exemption of certain private cemeteries and places of burial.**

**NRS 361.135 Exemptions of certain lodges, societies and similar charitable or benevolent organizations.**

**NRS 361.140 Exemptions of certain charitable corporations.**

**NRS 361.145 Exemptions of noncommercial theaters.**

**NRS 361.150 Exemptions of volunteer fire departments**

17759839-5-1-7

Humboldt County Assessor  
Andy Heiser  
50 W Fifth St.  
Winnemucca, NV 89445

YOU MAY COMPLETE  
WWW.HCI

EXHIBIT B

Date Mailed: 06/27/2025

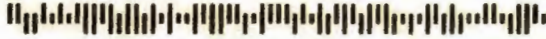
Account #: EQ000104

Tax Year: 2025 - 26

NAICS Code: 532412

Location: ON RENT -VARIOUS LOCATIONS

SP 02 17759839-5-6 1 7



EMPIRE SOUTHWEST LLC  
3300 SAINT ROSE PKWY  
HENDERSON NV 89052-3985

RENTAL EQ  
ONLY

TO BE COMPLETED BY TAXPAYER

Business Name: \_\_\_\_\_

Mail address, if different: \_\_\_\_\_

Location, if different: \_\_\_\_\_

Person completing form: \_\_\_\_\_

Contact person: \_\_\_\_\_

Title: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

e-mail: \_\_\_\_\_

1426-PD\_U 6/11/24 Pantone Blue, K

STATEMENT OF BUSINESS EQUIPMENT / ASSETS / PERSONAL PROPERTY  
- INSTRUCTIONS -

IN ACCORDANCE WITH NEVADA REVISED STATUTE 361.265 AND OTHER STATUTES, AS NOTED:

- As a business owner you are required to submit a sworn statement of business equipment/assets (also know as personal property) in your possession as of July 1, 2025;
- Your statement must be returned not later than July 31, 2025, except for a statement mailed to the taxpayer after July 15, in which case must be returned within 15 days after demand for its return is made;
- Upon written petition of the property owner showing good cause, the Assessor may grant one or more 30-day extensions;
- If any person after receiving this request by the Assessor's Office, neglects or refuses to give the statement herein provided for, the Assessor must make an estimate of the value of the property of such person and this value fixed by the Assessor may not be reduced by any Board of Equalization in accordance with Nevada Revised Statute 361.360;
- The information you provide is subject to verification in accordance with Nevada Revised Statute 361.263;
- You will receive a new declaration each year as long as the business remains active. You will be asked to enter changes from the previous year, including all acquisitions and disposals of business equipment/assets/personal property.

WHEN PREPARING YOUR EQUIPMENT/ASSET/PERSONAL PROPERTY LIST, PLEASE INCLUDE:

- All equipment/assets/personal property:
  - Owned, rented, leased, borrowed, gifted, used, or in your possession as of July 1, 2025, regardless of actual owner;
  - That have been fully depreciated out for IRS purposes but are still in your possession;
  - Regardless of age, still in your possession, not previously reported.
- Total acquisition cost includes:
  - Your original purchase price (if you did not purchase the property, your estimate of its value at time of receipt);
  - The cost of any improvements (additions to or renovations of the property) other than routine maintenance/repairs;
  - Transportation costs;
  - Installation and set up costs necessary to make the property operational.

WHEN PREPARING YOUR EQUIPMENT/ASSET/PERSONAL PROPERTY LIST, PLEASE DO NOT INCLUDE:

- Any equipment/assets/personal property acquired after July 1, 2025;
- Sales tax;
- Licensed vehicles subject to the Department of Motor Vehicles governmental service tax;
- Inventory held for resale;
- Raw materials held for manufacturing into finished goods;
- Supplies that are consumed during day-to-day operations, that have a useful life of less than one year.

LEASED/LOANED EQUIPMENT/ASSETS/PERSONAL PROPERTY:

- Please provide documentation (e.g., a copy of your lease agreement) should the lessor be the responsible party; otherwise, the Assessor will maintain that the lessee is responsible for the personal property taxes;  
Include: capital lease, operating lease, true lease, dollar buyout lease, nominal lease, conditional sale contract, loaned items, etc.
- If you are in the business of leasing/loaning equipment to others:
  - Please provide the physical location address of each asset;
  - If a leased has terminated, indicate if the lessee acquired the property or if the property was returned to the lessor.

**PLEASE CHECK IF APPLICABLE:**

- Equipment is declared in another county. County:** \_\_\_\_\_
- No equipment is used in the business. Please explain:** \_\_\_\_\_
- Shared equipment is owned and reported by another business at the same location.**  
 Their business name: \_\_\_\_\_ Phone number: \_\_\_\_\_
- Out of business. Date business ceased:** \_\_\_\_\_
- How was equipment/assets/personal property disposed of:** \_\_\_\_\_
- If to another business or person , their name, address, phone:** \_\_\_\_\_
- Business sold. Date sold:** \_\_\_\_\_
- Sold to (name, address, phone):** \_\_\_\_\_

**ACQUISITIONS not previously reported (see list beginning on page 3):**

Description and Quantity	Year Acquired	Total Acquisition Cost

11426-PPD\_U\_2 Pantone Blue, K

(Use additional sheet(s) if needed.)

**LEASED/LOANED PROPERTY:** Documentation is required to confirm lessor tax liability.  
 (Include: capital lease, operating lease, true lease, dollar buyout lease, nominal lease, conditional sale contract, loaned items, etc.)

<b>Lessor/Lessee #1 - Name, mailing address, phone:</b>			
Description and Quantity	Asset # or Customer #	Year Acquired	Installed Cost
<b>Lessor/Lessee #2 - Name, mailing address, phone:</b>			
<b>Lessor/Lessee #3 - Name, mailing address, phone:</b>			

Please carefully review the following list of previously reported property and cross out any items that are no longer in your possession.

**PREVIOUSLY REPORTED EQUIPMENT/ASSETS/PERSONAL PROPERTY:**

Item #	Description	Year Acquired	Acquisition Cost
1	- 15-324: PUMP -	2022	16,394
2	- 15-355: PUMP -	2022	80,909
3	- 17-050: GENSET -	2022	146,370
4	- 17-155: PUMP -	2022	59,682
5	- 20-061: GENSET -	2022	18,386
6	- 22-210: GENSET -	2022	63,725
7	- CE006022: BOOMLIFT -	2022	35,717
8	- CE006384: TELEHANDLER -	2022	86,586
9	- CE007954: COMPACTOR -	2022	63,249
10	- CE008785: TELEHANDLER -	2022	110,806
11	- CE009991: TELEHANDLER -	2022	69,832
12	- CE009998: TELEHANDLER -	2022	72,771
13	- CE010010: TELEHANDLER -	2022	96,391
14	- CE010040: TELEHANDLER -	2022	151,369
15	- CE010480: SKIDSTEER -	2022	35,437
16	- CE011016N: BUCKET -	2022	867
17	- CE012297: COMPACTOR -	2022	19,018
18	- CE012569: TELEHANDLER -	2022	176,709
19	- CE013129: WHEEL LOADER -	2022	347,618
20	- CE013737: WATER TRAILER -	2022	5,744
21	- CE014414: WATER TOWER -	2022	54,036
22	- CE014706J: BUCKET -	2022	11,267
23	- CE015290: BACKHOE LOADER -	2022	109,560
24	- CE015390B: BUCKET -	2022	1,024
25	- CE015807B: BUCKET -	2022	1,120
26	- CE016353: AIR COMPRESSOR -	2022	19,401
27	- CE019062Z: BROOM PICK -	2022	7,089
28	- CE08170: SCISSORLIFT -	2022	6,458
29	- CE08417: BOOMLIFT -	2022	42,001
30	- CE12409H: HYDRAULIC HAMMER -	2022	81,920
31	- CE12422H: HYDRAULIC HAMMER -	2022	79,821
32	- CE016485: TELEHANDLER -	2023	184,544
33	- CE021354U: BUCKET -	2023	41,809
34	- CE022077N: BUCKET -	2023	3,005
35	- CE040461: SKIDSTEER -	2023	57,598
36	- CE040828: EXCAVATOR -	2023	786,586
37	- CE040828Q: QUICK COUPLER -	2023	20,746
38	- NL PRO IIV - GRANITE CREEK JOB	2023	15,182

Item #	Description	Year Acquired	Acquisition Cost
39	- CE040946: WHEEL LOADER -	2024	115,878

*Remove all equipment  
see attached list*

NO ACQUISITIONS, LEASES/LOANS, OR DISPOSALS HAVE OCCURRED SINCE LAST REPORT. Check here: \_\_\_\_\_

**SIGNATURE:** Under penalty of perjury, I do hereby declare and affirm that I have examined this entire declaration and any changes made therein and to the best of my knowledge, believe that it is correct and complete. (NRS 361.265)

*Shelley Addie*      Shelley Addie      Staff Accountant  
 Taxpayer's signature      Print taxpayer's name      Title

7/29/25      7026334610      shelley.addie@empire-  
 Date      Phone      Fax      E-mail address  
    cat.com

Please return all pages of this statement to the Assessor's Office and make a copy for your records.

11426-PFD\_U\_Blank Pantone Blue: K





EMPIRE S WEST, LLC  
PERSONAL PROPERTY DECLARATION  
HUMBOLDT COUNTY  
07-01-2025

CE012468N	BUCKET	926-FCBU	2022	4,532.07	HUNEWILL	HE HUNEWILL CONSTRUCTION CO	1410 W RAILROAD ST	WINNEMUCCA,NV
CE015390B	BUCKET	BL-18PO	2022	1,023.78	MCARTHUR AVE	WASATCH ELECTRIC, A DIVISION	495 W MCARTHUR AVE	WINNEMUCCA,NV
CE010732G	BUCKET	CB-42BU	2022	7,860.71	LITHIUM AMERICAS	RENTALS-JOY ENGINEERING	WINNEMUCCA, NV	WINNEMUCCA,NV
CE007395G	BUCKET	CB-42BU	2022	4,845.48	HUNEWILL	HE HUNEWILL CONSTRUCTION CO	1410 W RAILROAD ST	WINNEMUCCA,NV
CE016203N	BUCKET	SSL-68GP	2022	1,091.36	CYANCO EARTH	CYANCO	5505 CYANCO DR	WINNEMUCCA,NV
CE013313N	BUCKET	SSL-68GP	2022	884.00	HUNEWILL	HE HUNEWILL CONSTRUCTION CO	1410 W RAILROAD ST	WINNEMUCCA,NV
CE017135N	BUCKET	SSL-74GP	2022	1,183.72	GOLCONDA SUMMIT	Q & D CONSTRUCTION LLC	GOLCONDA SUMMIT, I-80	WINNEMUCCA,NV
CE017106	COMPACTOR	BMP8500	2023	33,909.11	HUNEWILL	HE HUNEWILL CONSTRUCTION CO	1410 W RAILROAD ST	WINNEMUCCA,NV
CE015858	COMPACTOR	CB2.7GC-03	2022	45,717.77	WINNEMUCCA	ASPEN CREEK CONSTRUCTION LLC	5500 WESTMORELAND RD	WINNEMUCCA,NV
CE017675	FORKLIFT	GP25N	2024	37,748.58	WALMART 2617	BIG RENTZ INC	3010 POTATO RD	WINNEMUCCA,NV
CE014855	FORKLIFT	GP25N	2022	26,547.00	CYANCO 2	CYANCO	5505 CYANCO DR	WINNEMUCCA,NV
EE20522	GENSET	DCA70SS	2023	60,539.92	EPG EQUIPMENT	CYANCO	5505 CYANCO DRIVE	WINNEMUCCA,NV
23-390	LIGHT TOWER	LT-NLPRIIV	2023	15,182.09	EPG EQUIP 1	CYANCO	5505 CYANCO DRIVE	WINNEMUCCA,NV
23-391	LIGHT TOWER	LT-NLPRIIV	2023	15,182.09	EPG EQUIPMENT 2	CYANCO	5505 CYANCO DRIVE	WINNEMUCCA,NV
23-389	LIGHT TOWER	LT-NLPRIIV	2023	15,182.09	EPG EQUIP 1	CYANCO	5505 CYANCO DRIVE	WINNEMUCCA,NV
CE011562	MINI EXCAVATOR	307.5-07	2022	90,520.62	500 W MCARTHUR A	WASATCH ELECTRIC, A DIVISION	500 W MCARTHUR AVE	WINNEMUCCA,NV
16-155	PUMP	SX4500HV	2022	6,662.46	PUMP RENTAL 24	HE HUNEWILL CONSTRUCTION CO	1410 W RAILROAD ST	WINNEMUCCA,NV
CE012468Q	QUICK COUPLER	7T-CU	2022	1,298.92	500 W MCARTHUR A	WASATCH ELECTRIC, A DIVISION	500 W MCARTHUR AVE	WINNEMUCCA,NV
CE006356	SCISSORLIFT	3219	2022	6,557.00	TERRIBLE'S	QUANTUM RESOURCES INC ELKO	WEST WINNEMUCCA BLVD	WINNEMUCCA,NV
CE008638	SCISSORLIFT	3219	2022	7,267.00	TERRIBLE'S	QUANTUM RESOURCES INC ELKO	WEST WINNEMUCCA BLVD	WINNEMUCCA,NV
CE009148	SCISSORLIFT	3219	2022	7,545.00	WINNEMUCCA	HIGH SIERRA FIRE PROTECTION	TERRIBLES	WINNEMUCCA,NV
CE008646	SCISSORLIFT	3219	2022	7,267.00	TERRIBLES	LAS VEGAS PRESTIGE PLUMBING	W. WINNEMUCCA BLVD	WINNEMUCCA,NV
CE008170	SCISSORLIFT	GS1930	2022	6,858.00	TERRIBLES	LAS VEGAS PRESTIGE PLUMBING	W. WINNEMUCCA BLVD	WINNEMUCCA,NV
CE015606	SCISSORLIFT	GS2669 RT	2022	42,277.91	WINNEMUCCA	ASPEN CREEK CONSTRUCTION LLC	VARIOUS	WINNEMUCCA,NV
CE007669	SCISSORLIFT	GS2669 RT	2022	23,603.00	ETTI	JIMCO SALES & MFG INC	3556 W WINNEMUCCA BLVD	WINNEMUCCA,NV
CE013387	SCISSORLIFT	MICRO 13XD	2022	9,410.00	WINNEMUCCA	MICHAEL CLAY CORPORATION	VARIOUS LOCATIONS	WINNEMUCCA,NV
CE011433	SCISSORLIFT	MICRO 13XD	2022	7,404.00	WINNEMUCCA	MICHAEL CLAY CORPORATION	VARIOUS LOCATIONS	WINNEMUCCA,NV
CE016823	SKIDSTEER	236D3 CA	2023	52,006.13	HUNEWILL	HE HUNEWILL CONSTRUCTION CO	1410 W RAILROAD ST	WINNEMUCCA,NV
CE040419	SKIDSTEER	249D3 CA	2023	63,300.78	CYANCO EARTH	CYANCO	5505 CYANCO DR	WINNEMUCCA,NV
CE040669	SKIDSTEER	249D3 CA	2023	63,243.82	GOLCONDA SUMMIT	Q & D CONSTRUCTION LLC	GOLCONDA SUMMIT, I-80	WINNEMUCCA,NV
CE007726	TELEHANDLER	TH255C	2022	55,224.55	PWC	KINROSS GOLD USA	PWC	WINNEMUCCA,NV
CE010033	TELEHANDLER	TL1055D	2022	122,419.00	CYANCO	CYANCO	5505 CYANCO DR	WINNEMUCCA,NV
CE010030	TELEHANDLER	TL1055D	2022	114,575.00	CYANCO 2	CYANCO	5505 CYANCO DR	WINNEMUCCA,NV
CE008846	TELEHANDLER	TL642D	2022	83,349.81	ETTI	JIMCO SALES & MFG INC	3556 W WINNEMUCCA BLVD	WINNEMUCCA,NV
CE016659	WHEEL LOADER	926M PC	2023	203,837.04	HUNEWILL	HE HUNEWILL CONSTRUCTION CO	1410 W RAILROAD ST	WINNEMUCCA,NV
CE017231	WHEEL LOADER	980-14	2023	548,713.77	HUNEWILL	HE HUNEWILL CONSTRUCTION CO	1410 W RAILROAD ST	WINNEMUCCA,NV
				13,832,088.68				

Humboldt County Assessor  
Andy Heiser  
50 W Fifth St.  
Winnemucca, NV 89445

YOU MAY COMPLETE  
WWW.HCN

EXHIBIT C

Date Mailed: 06/27/2025

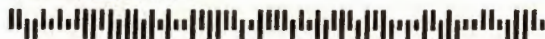
Account #: EQ001042

Tax Year: 2025 - 26

NAICS Code: 532412

Location: 3050 E RAILROAD ST

SP 02 17759839-5-6 3 7



EMPIRE SOUTHWEST LLC  
3300 SAINT ROSE PKWY  
HENDERSON NV 89052-3985

ASSETS ONLY

TO BE COMPLETED BY TAXPAYER

Business Name: \_\_\_\_\_

Mail address, if different: \_\_\_\_\_

Location, if different: \_\_\_\_\_

Person completing form: \_\_\_\_\_

Contact person: \_\_\_\_\_

Title: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

e-mail: \_\_\_\_\_

11426-PD\_U 6/1/24 Pantone Blue, K

STATEMENT OF BUSINESS EQUIPMENT / ASSETS / PERSONAL PROPERTY  
- INSTRUCTIONS -

IN ACCORDANCE WITH NEVADA REVISED STATUE 361.265 AND OTHER STATUTES, AS NOTED:

- As a business owner you are required to submit a sworn statement of business equipment/assets (also know as personal property) in your possession as of July 1, 2025;
- Your statement must be returned not later than July 31, 2025, except for a statement mailed to the taxpayer after July 15, in which case it must be returned within 15 days after demand for its return is made;
- Upon written petition of the property owner showing good cause, the Assessor may grant one or more 30-day extensions;
- If any person after receiving this request by the Assessor's Office, neglects or refuses to give the statement herein provided for, the Assessor must make an estimate of the value of the property of such person and this value fixed by the Assessor may not be reduced by any Board of Equalization in accordance with Nevada Revised Statute 361.360;
- The information you provide is subject to verification in accordance with Nevada Revised Statute 361.263;
- You will receive a new declaration each year as long as the business remains active. You will be asked to enter changes from the previous year, including all acquisitions and disposals of business equipment/assets/personal property.

WHEN PREPARING YOUR EQUIPMENT/ASSET/PERSONAL PROPERTY LIST, PLEASE INCLUDE:

- All equipment/assets/personal property:
  - Owned, rented, leased, borrowed, gifted, used, or in your possession as of July 1, 2025, regardless of actual owner;
  - That have been fully depreciated out for IRS purposes but are still in your possession;
  - Regardless of age, still in your possession, not previously reported.
- Total acquisition cost includes:
  - Your original purchase price (if you did not purchase the property, your estimate of its value at time of receipt);
  - The cost of any improvements (additions to or renovations of the property) other than routine maintenance/repairs;
  - Transportation costs;
  - Installation and set up costs necessary to make the property operational.

WHEN PREPARING YOUR EQUIPMENT/ASSET/PERSONAL PROPERTY LIST, PLEASE DO NOT INCLUDE:

- Any equipment/assets/personal property acquired after July 1, 2025;
- Sales tax;
- Licensed vehicles subject to the Department of Motor Vehicles governmental service tax;
- Inventory held for resale;
- Raw materials held for manufacturing into finished goods;
- Supplies that are consumed during day-to-day operations, that have a useful life of less than one year.

LEASED/LOANED EQUIPMENT/ASSETS/PERSONAL PROPERTY:

- Please provide documentation (e.g., a copy of your lease agreement) should the lessor be the responsible party; otherwise, the Assessor will maintain that the lessee is responsible for the personal property taxes;  
Include: capital lease, operating lease, true lease, dollar buyout lease, nominal lease, conditional sale contract, loaned items, etc.
- If you are in the business of leasing/loaning equipment to others:
  - Please provide the physical location address of each asset;
  - If a leased has terminated, indicate if the lessee acquired the property or if the property was returned to the lessor.

**PLEASE CHECK IF APPLICABLE:**

- Equipment is declared in another county. County: \_\_\_\_\_
- No equipment is used in the business. Please explain: \_\_\_\_\_
- Shared equipment is owned and reported by another business at the same location.  
 Their business name: \_\_\_\_\_ Phone number: \_\_\_\_\_
- Out of business. Date business ceased: \_\_\_\_\_  
 How was equipment/assets/personal property disposed of: \_\_\_\_\_  
 If to another business or person, their name, address, phone: \_\_\_\_\_
- Business sold. Date sold: \_\_\_\_\_  
 Sold to (name, address, phone): \_\_\_\_\_

**ACQUISITIONS not previously reported (see list beginning on page 3):**

Description and Quantity	Year Acquired	Total Acquisition Cost

(Use additional sheet(s) if needed.)

**LEASED/LOANED PROPERTY:** Documentation is required to confirm lessor tax liability.  
 (Include: capital lease, operating lease, true lease, dollar buyout lease, nominal lease, conditional sale contract, loaned items, etc.)

Lessor/Lessee #1 - Name, mailing address, phone:			
Description and Quantity	Asset # or Customer #	Year Acquired	Installed Cost

Lessor/Lessee #2 - Name, mailing address, phone:			
Description and Quantity	Asset # or Customer #	Year Acquired	Installed Cost

Lessor/Lessee #3 - Name, mailing address, phone:			
Description and Quantity	Asset # or Customer #	Year Acquired	Installed Cost

11426.PPD\_U\_2 Partone Blue, K

Please carefully review the following list of previously reported property and cross out any items that are no longer in your possession.

**PREVIOUSLY REPORTED EQUIPMENT/ASSETS/PERSONAL PROPERTY:**

Item #	Description	Year Acquired	Acquisition Cost
1	- 07521-21: SHARP PRINTER MX-M3571 -	2022	7,978
2	- 07366-17: HOTSY NAT GAS PRESSURE WASHER -	2022	1,809
3	- 07414-19: CAT HOSE PRESS CPC325 & DIE SET -	2022	24,254
4	- 07447-19: TOOLING FOR HOSE BENCH -	2022	6,753
5	- 07510-21: 2 100 TON JACKS W/ 2 SET OF EXTENSIONS -	2022	34,715
6	- 07596-22: TRACK PRESS -	2022	17,229
7	- 07641-22: HOSE BUILDING TOOLING - SMD -	2022	102,420
8	- 14-004: GENSET -	2022	35,280
9	- 17-224: LIGHT TOWER -	2022	4,410
10	- 17-225: LIGHT TOWER -	2022	4,284
11	- 17-231: LIGHT TOWER -	2022	4,158
12	- 18-190: GENSET -	2022	5,090
13	- 19-089: PUMP -	2022	120,488
14	- 19-090: PUMP -	2022	120,488
15	- 20-049: GENSET -	2022	12,348
16	- 20-386: PUMP -	2022	116,025
17	- 21-057: LIGHT TOWER -	2022	4,662
18	- 21-185: PUMP -	2022	72,471
19	- 21-216: GENSET -	2022	696,150
20	- 21-218: GENSET -	2022	444,763
21	- 21-225: GENSET -	2022	99,960
22	- 21-247: GENSET -	2022	696,150
23	- 22-047: LIGHT TOWER -	2022	7,354
24	- 22-096: LIGHT TOWER -	2022	7,354
25	- 22-263: TRANSFORMER -	2022	121,380
26	- 22-336: GENSET -	2022	24,990
27	- CE003021F: FORKS -	2022	1,134
28	- CE003570: BOOM LIFT ARTIC 40-45' (DIESEL) -	2022	26,194
29	- CE004431: BOOM LIFT ARTIC 60-65' (DUAL FUEL) -	2022	50,343
30	- CE005329: BOOM LIFT STR 60-65' (DUAL FUEL) -	2022	41,725
31	- CE005333: BOOM LIFT STR 80-85' (DIESEL) -	2022	44,775
32	- CE005437N: BUCKET -	2022	2,963
33	- CE005527: BOOM LIFT ELECTRIC ARTIC 30' -	2022	23,081
34	- CE005720D: 30" 311; 313; 314; 315 BUCKET -	2022	3,732
35	- CE005987: SCISSOR LIFT ELECTRIC 26' -	2022	9,608
36	- CE006002: BOOM LIFT STR 80-85' (DIESEL) -	2022	48,825
37	- CE006024: BOOM LIFT STR 60-65' (DIESEL) -	2022	43,103
38	- CE006077Z: AUGER -	2022	76
39	- CE006713N: BUCKET -	2022	855
40	- CE006819: TELEHANDLER -	2022	103,729
41	- CE006880: 450 BACKHOE LOADER -	2022	107,797
42	- CE006908E: 316 COMPACTION WHEEL -	2022	2,735
43	- CE007601: REACH FORKLIFT 9,000LB 43' LIFT; CAB -	2022	81,334
44	- CE007839: TELEHANDLER -	2022	107,603
45	- CE007864: 308 MINI EX W/CAB -	2022	70,027

Item #	Description	Year Acquired	Acquisition Cost
46	- CE007864Q: 307; 308; 309 HYD QUICK COUPLER -	2022	2,834
47	- CE008011: SKIDSTEER -	2022	26,755
48	- CE008147: BOOMLIFT -	2022	47,798
49	- CE008246N: 924/926 BUCKETS -	2022	5,966
50	- CE008415: BOOM LIFT STR 135' -	2022	80,018
51	- CE008586: 305.5 / 306 MINI EX -	2022	54,689
52	- CE008607: 926 WHEEL LOADER -	2022	124,670
53	- CE008650: SCISSOR LIFT ELECTRIC 19' -	2022	7,267
54	- CE008780: REACH FORKLIFT 12;000LB 55' LIFT -	2022	137,131
55	- CE008846: TELEHANDLER -	2022	82,695
56	- CE008903: 301.7 MINI EX -	2022	21,535
57	- CE008914: 308 MINI EX W/CAB -	2022	72,853
58	- CE008914Q: 307; 308; 309 MECH QUICK COUPLER -	2022	3,027
59	- CE008960B: BUCKET -	2022	909
60	- CE008988Z: CAT REACH FORK JIB BOOM ATTACHMENT -	2022	1,107
61	- CE009165N: GP BUCKET 62" (SSL/CTL) -	2022	792
62	- CE009347: REACH FORKLIFT 10;000LB 55' LIFT; CAB -	2022	130,679
63	- CE009353F: 420; 430 IT LOADER FORKS -	2022	2,220
64	- CE009391B: BUCKET -	2022	958
65	- CE009464N: BUCKET -	2022	4,027
66	- CE009498: REACH FORKLIFT 6;000LB 42' LIFT -	2022	58,893
67	- CE009524: TELEHANDLER -	2022	85,231
68	- CE009564: TX525 WALK BEHIND SSL -	2022	13,532
69	- CE009634: REACH FORKLIFT 8;000LB 42' REACH -	2022	88,915
70	- CE009659: DOUBLE DRUM ROLLER 35" CB14/CB1.7/CB1.8 -	2022	19,661
71	- CE010007: REACH FORKLIFT 10;000LB 55' LIFT; CAB -	2022	141,841
72	- CE010022: TELEHANDLER -	2022	72,857
73	- CE010030: REACH FORKLIFT 10;000LB 55' LIFT -	2022	114,575
74	- CE010097: BACKHOE LOADER -	2022	86,845
75	- CE010097N: BUCKET -	2022	4,104
76	- CE010113E: 36" 320; 321; M322; 323; 325 BUCKET -	2022	5,269
77	- CE010288: BACKHOE LOADER -	2022	92,048
78	- CE010360: 938 WHEEL LOADER W/FUSION & 3RD VALVE -	2022	132,083
79	- CE010443M: CAT REACH FORK TRUSS BOOM ATTACHMENT -	2022	1,189
80	- CE010515: BACKHOE LOADER -	2022	83,119
81	- CE010516: BACKHOE LOADER -	2022	85,387
82	- CE010577: MINI HYDRAULIC EXCAVATOR -	2022	65,150
83	- CE010667N: GP BUCKET 62" (SSL/CTL) -	2022	792
84	- CE010687B: 18" 302 BUCKET -	2022	440
85	- CE010852: 279 CTL W/HIGH FLOW/H3 -	2022	54,115
86	- CE010886E: 36" 316 BUCKET -	2022	3,447
87	- CE011019: MINI EXCAVATOR -	2022	33,412
88	- CE011028: REACH FORKLIFT 6;000LB 42' LIFT -	2022	92,048
89	- CE011056A: BUCKET -	2022	729
90	- CE011124N: BUCKET -	2022	1,017

Item #	Description	Year Acquired	Acquisition Cost
91	- CE011201B: 18" 305 & 306 BUCKET -	2022	700
92	- CE011288: SKIDSTEER -	2022	58,217
93	- CE011297: BOOMLIFT -	2022	49,965
94	- CE011336: SCISSOR LIFT -	2022	19,041
95	- CE011411: BACKHOE LOADER -	2022	95,947
96	- CE011433: SCISSOR LIFT -	2022	7,404
97	- CE011460A: 12" 415/416/420/430/440 BUCKET -	2022	890
98	- CE011493: 226 SSL W/CAB -	2022	27,302
99	- CE011537: GENERATOR 6500 WATT -	2022	1,096
100	- CE011538: GENERATOR 6500 WATT -	2022	1,096
101	- CE011575: SCISSOR LIFT ELECTRIC 32' -	2022	15,596
102	- CE011694: SMOOTH SINGLE DRUM ROLLER 84" CS56 -	2022	145,393
103	- CE011732A: 12" 305 & 306 BUCKET -	2022	687
104	- CE011766: PM622 COLD PLANER *NO DAY RENTALS* -	2022	420,629
105	- CE011807: FORKLIFT -	2022	117,276
106	- CE011863: 289 / 265-05 CTL -	2022	72,173
107	- CE011898A: 12" 305 & 306 BUCKET -	2022	742
108	- CE011981: RAMMER/JUMPING JACK; MTX70; BT65 -	2022	1,997
109	- CE012003: SCISSOR LIFT ELECTRIC 19' -	2022	7,545
110	- CE012013: SCISSOR LIFT -	2022	30,855
111	- CE012015N: GP BUCKET 62" (SSL/CTL) -	2022	813
112	- CE012030: BOOM LIFT ELECTRIC ARTIC 30' -	2022	30,427
113	- CE012032: BOOM LIFT ARTIC 40-45' (DUAL FUEL) -	2022	45,794
114	- CE012039: REACH FORKLIFT 5,500LB 19' LIFT -	2022	55,989
115	- CE012090: SCISSOR LIFT ELECTRIC WIDE DECK 32' -	2022	13,636
116	- CE012094: SCISSOR LIFT ELECTRIC WIDE DECK 32' -	2022	13,636
117	- CE012095: SCISSOR LIFT ELECTRIC WIDE DECK 32' -	2022	13,636
118	- CE012125F: GTH1544 FORKS -	2022	1,622
119	- CE012161B: BR172; BR118 BRUSH CUTTER (SSL/CTL) -	2022	6,316
120	- CE012264: SCISSOR LIFT -	2022	10,775
121	- CE012270N: GP BUCKET 62" (SSL/CTL) -	2022	813
122	- CE012314D: 30" 303 & 304 BUCKET -	2022	810
123	- CE012334: SCISSOR LIFT -	2022	23,864
124	- CE012340: STRAIGHT BOOMLIFT -	2022	72,040
125	- CE012345: SCISSOR LIFT ELECTRIC 19' -	2022	8,409
126	- CE012350: SCISSOR LIFT -	2022	8,409
127	- CE012351: SCISSOR LIFT ELECTRIC 19' -	2022	8,409
128	- CE012352: SCISSOR LIFT -	2022	8,409
129	- CE012357: SCISSOR LIFT -	2022	8,409
130	- CE012370: SCISSOR LIFT ELECTRIC 26' -	2022	10,779
131	- CE012373: SCISSOR LIFT ELECTRIC 26' -	2022	10,779
132	- CE012407: REACH FORKLIFT 10,000LB 55' LIFT -	2022	110,772
133	- CE012414H: 305 & 306 HAMMER (H65/SBU220) -	2022	5,660
134	- CE012429: AIR COMPRESSOR 185CFM-TOWABLE -	2022	13,094
135	- CE012493Q: QUICK COUPLER -	2022	1,119

Item #	Description	Year Acquired	Acquisition Cost
136	- CE012536: SCISSOR LIFT ELECTRIC MICRO 19XD -	2022	9,361
137	- CE012537: ELECTRIC SCISSOR LIFT -	2022	9,361
138	- CE012572: TELEHANDLER -	2022	114,399
139	- CE012574: REACH FORKLIFT 9;000LB 43' LIFT -	2022	114,366
140	- CE012644: 303.5 MINI EX W/CAB -	2022	44,798
141	- CE012644Q: 303 & 304 HYD QUICK COUPLER -	2022	1,662
142	- CE012797: REACH FORKLIFT 8;800LB 24' LIFT; CAB -	2022	98,364
143	- CE012830: 420 BACKHOE LOADER W/CAB -	2022	103,557
144	- CE012976: 226 SSL W/CAB -	2022	36,467
145	- CE012978E: 36" 307; 308; 309 BUCKET -	2022	1,562
146	- CE013026: RAMMER/JUMPING JACK; MTX70; BT65 -	2022	1,748
147	- CE013027Z: HAMMER GUARD FOR 314D-321D; *NOT 316" -	2022	189
148	- CE013047F: FORKS -	2022	715
149	- CE013126N: BUCKET -	2022	1,038
150	- CE013169N: GP BUCKET 86" (SSL/CTL) -	2022	39
151	- CE013202C: 24" 301 BUCKET -	2022	408
152	- CE013313N: BUCKET -	2022	884
153	- CE013387: ELECTRIC SCISSOR LIFT -	2022	9,410
154	- CE013450: REACH FORKLIFT 10;000LB 55' LIFT -	2022	124,455
155	- CE013455: REACH FORKLIFT 12;000LB 55' LIFT -	2022	95,693
156	- CE013456: TELEHANDLER -	2022	133,500
157	- CE013565A: 6" AUGER BIT (FITS A19/A26/A68/A41) -	2022	229
158	- CE013621: COMPACTOR -	2022	23,005
159	- CE013763N: GP BUCKET 80" (SSL/CTL) -	2022	1,148
160	- CE013797: WATER TRAILER 500 -	2022	7,195
161	- CE013818A: 9" AUGER BIT (FITS A19/A26/A68/A41) -	2022	301
162	- CE013865: SWEEPER -	2022	48,787
163	- CE013985: REACH FORKLIFT -	2022	178,948
164	- CE013999Z: A19 / A41 AUGER (SSL/CTL; 303; 305) -	2022	2,621
165	- CE014077C: BUCKET -	2022	1,151
166	- CE014079Z: A19/A41 AUGER BRACKET (303;304;305;306) -	2022	318
167	- CE014137Z: HAMMER GUARD FOR 305 -	2022	764
168	- CE014151E: 36" AUGER BIT (FITS A19/A26/A68/A41) -	2022	1,973
169	- CE014230Q: 301 QUICK COUPLER -	2022	530
170	- CE014238Q: 305 & 306 QUICK COUPLER -	2022	1,654
171	- CE014270E: 36" 320; 321; M322; 323; 325 BUCKET -	2022	8,228
172	- CE014428N: GP BUCKET 80" (SSL/CTL) -	2022	1,526
173	- CE014460Z: PNEUMATIC/AIR HAMMER 60LB -	2022	754
174	- CE014467Z: PNEUMATIC/AIR HAMMER 90LB -	2022	797
175	- CE014472Z: PNEUMATIC/AIR HAMMER 30LB -	2022	767
176	- CE014481: TRAILER 12RBS -	2022	9,492
177	- CE014482Z: PNEUMATIC/AIR TAMPER -	2022	695
178	- CE014529: TRAILER 12TST -	2022	13,023
179	- CE014662: TELEHANDLER -	2022	132,640
180	- CE014664: TELEHANDLER -	2022	132,632

11426-PPD\_U\_Blank Pantone Blue, K

Item #	Description	Year Acquired	Acquisition Cost
181	- CE014670: TELEHANDLER -	2022	184,642
182	- CE014752: SMALL PLATE COMPACTORS; MVC88 -	2022	1,558
183	- CE014755: SMALL PLATE COMPACTORS; MVC88 -	2022	1,558
184	- CE014756: SMALL PLATE COMPACTORS; MVC88 -	2022	1,558
185	- CE014840E: 36" 311; 313; 314; 315 BUCKET -	2022	4,503
186	- CE014840Q: 311; 313; 314; 315 QUICK COUPLER -	2022	6,377
187	- CE015010: MULE CART -	2022	14,322
188	- CE015039: SKIDSTEER -	2022	50,029
189	- CE015063: MINI EXCAVATOR -	2022	44,418
190	- CE015069: 415 SKIP LOADER -	2022	81,289
191	- CE015202D: 30" 336/340 BUCKET -	2022	8,387
192	- CE015255: BOOM LIFT STR 60-65' (DIESEL) -	2022	100,170
193	- CE015290Z: 24" 415/416/420/430/440 BUCKET -	2022	0
194	- CE015608: SCISSOR LIFT -	2022	41,946
195	- CE015626: BOOMLIFT -	2022	158,095
196	- CE015641Q: 301 QUICK COUPLER -	2022	477
197	- CE015708: TELEHANDLER -	2022	155,450
198	- CE015731C: 24" 305 & 306 BUCKET -	2022	908
199	- CE015862A: 12" 302 BUCKET -	2022	462
200	- CE015867F: FORKS -	2022	691
201	- CE015897A: 12" 415/416/420/430/440 BUCKET -	2022	1,175
202	- CE015903B: 18" 415/416/420/430/440 BUCKET -	2022	1,024
203	- CE015908F: FORKS -	2022	2,502
204	- CE016061Z: A26 / A68 AUGER -	2022	4,000
205	- CE016163A: 12" 303 & 304 BUCKET -	2022	716
206	- CE016168E: 36" 303 & 304 BUCKET -	2022	1,070
207	- CE016203N: GP BUCKET 68" (SSL/CTL) -	2022	1,091
208	- CE016206N: GP BUCKET 74" (SSL/CTL) -	2022	1,184
209	- CE016239A: 10" 302 BUCKET -	2022	80
210	- CE016351: AIR COMPRESSOR -	2022	19,438
211	- CE016352: AIR COMPRESSOR 185CFM-TOWABLE -	2022	19,405
212	- CE016389F: FORKS -	2022	2,743
213	- CE016410T: THUMB -	2022	1,630
214	- CE016422C: 24" 307; 308; 309 BUCKET -	2022	1,597
215	- CE016702C: 24" 301 BUCKET -	2022	523
216	- CE016705T: 301 THUMB -	2022	1,319
217	- CE016727: SKIDSTEER -	2022	79,808
218	- CE016813C: 24" 415/416/420/430/440 BUCKET -	2022	1,273
219	- CE016814C: BUCKET -	2022	1,273
220	- CE016821A: AUGER -	2022	419
221	- CE016823: 236 SSL W/CAB -	2022	51,122
222	- CE016823B: 18" AUGER BITS (FITS A19/A26/A68/A41) -	2022	852
223	- CE016845F: FORKS (SSL/CTL) -	2022	768
224	- CE017124C: BUCKET -	2022	1,008
225	- CE017154H: EPIROC SBU220 HAMMER (SSL) -	2022	6,180

Item #	Description	Year Acquired	Acquisition Cost
226	- CE017163H: EPIROC SBU220 HAMMER (SSL) -	2022	6,180
227	- CE017171H: 302 HAMMER (H45/SB152) -	2022	5,686
228	- CE017214C: 24" 446; 450; 310 BUCKET -	2022	1,709
229	- CE017316A: 6" AUGER BIT (FITS A19/A26/A68/A41) -	2022	254
230	- CE017381C: BUCKET -	2022	641
231	- CE017420C: 24" AUGER BITS (FITS A19/A26/A68/A41) -	2022	648
232	- CE017608Z: COLD PLANER ATTACHMENT (SSL/CTL) -	2022	15,282
233	- CE017661Z: AUGER -	2022	433
234	- CE017804A: 12" 301 BUCKET -	2022	450
235	- CE018114E: BUCKET -	2022	1,447
236	- CE018658A: 12" 301 BUCKET -	2022	450
237	- CE018673Q: QUICK COUPLER -	2022	956
238	- CE018686Q: QUICK COUPLER -	2022	1,177
239	- CE018698C: BUCKET -	2022	1,105
240	- CE019748N: 938 MP BUCKET -	2022	15,446
241	- CE019916Z: AUGER EXTENSION (FITS A19/A26/A68/A41) -	2022	235
242	- CE020120C: 336/340 COMPACTION WHEEL -	2022	16,703
243	- CE040023: 301.7 MINI EX -	2022	2,908
244	- CE040273: DOZER -	2022	174,403
245	- CE040370: 236 SSL W/CAB -	2022	54,230
246	- CV012342: STRAIGHT BOOMLIFT -	2022	49,993
247	- UR001025: UTILITY CART -	2022	9,294
248	- UR001064: UTV/JOB CART 2 SEAT DIESEL -	2022	1,292
249	- UR001101: UTV/JOB CART 2 SEAT DIESEL -	2022	10,667
250	- UR001102: UTILITY CART -	2022	10,667
251	- UR001104: UTV/JOB CART 2 SEAT DIESEL -	2022	2,887
252	- UR001142: UTV/JOB CART 2 SEAT DIESEL -	2022	10,667
253	- UR001162: UTILITY CART -	2022	10,716
254	- UR001166: UTILITY CART -	2022	10,716
255	- 21-1415: GENSET -	2023	51,337
256	- 22-2117: GENSET -	2023	32,130
257	- 7669: 2022 MAHINDRA ROXOR SIDE BY SIDE -	2023	36,932
258	- 7708: HOSE CONTAINER -	2024	99,833
259	- 07397-18: FURNITURE FOR 2 WMCA SRV OFFICES -	2022	5,957
260	- 07355-16: SIGNAGE WMCA STORE -	2022	2,090
261	- 7693: SIGNAGE FOR STORE -	2023	10,701
262	- 07595-22: REVAMP HOSE BLD SHELVES & DRAWERS -	2022	59,683
263	- 07595-22: TOOLING RACK & TU WORK BENCH -SKIVER -	2022	8,532
264	- 07649-22: WILL CALL COUNTER -	2022	39,340
265	- N0627-13: REMODEL BREAKROOM -	2022	17,603
266	- 7649A: PARTS COUNTERTOP -	2023	12,203

11426-PD\_U\_Blank Pantone Blue: K

Item #	Description	Year Acquired	Acquisition Cost
267	- 07658-23: CONTROLLER FOR BORTCH WELDER -	2023	12,417

*Remove all equipment, see list attached*

NO ACQUISITIONS, LEASES/LOANS, OR DISPOSALS HAVE OCCURRED SINCE LAST REPORT. Check here: \_\_\_\_\_

SIGNATURE: Under penalty of perjury, I do hereby declare and affirm that I have examined this entire declaration and any changes made therein and to the best of my knowledge, believe that it is correct and complete. (NRS 361.265)

*Shelley Oddie*

Taxpayer's signature

Print taxpayer's name

Title

*1/29/25*

*1026234610*

Date

Phone

Fax

E-mail address

Please return all pages of this statement to the Assessor's Office and make a copy for your records.

EMPIRE SOUTHWEST		HUMBOLDT COUNTY	
<b>Fixed Asset Listing</b>			
<b>As of: 06/30/25</b>			
Co Asset No	Description	Acq Date	Acquired Value
07366-17-WSHR	HOTSY NATURAL GAS PRESSURE W	12/20/2022	1,809.36
07355-16-SIGN	NEW SIGNAGE FOR WINN STORE	12/20/2022	2,090.12
07397-18-FURN	FURNITURE FOR 2 WINN SRV OFFIC	12/20/2022	5,956.51
07447-19-HOSE	TOOLING FOR HOSE BENCH	12/20/2022	6,752.77
07521-21-PRNTR	SHARP PRINTER-MX-M3571	12/20/2022	7,977.99
07595-22-HOSE1	TOOLING RACK AND TU WORK BEN	12/20/2022	8,532.47
7693	SIGNAGE FOR STORE	12/1/2023	10,701.00
7649A	PARTS COUNTERTOP	12/1/2023	12,208.36
07658-23-WELDR	CONTROLLER FOR BORTECH WEL	4/1/2023	12,417.07
07596-22-PRESS	TRACK PRESS	12/20/2022	17,229.15
N0627-13-FURN	REMODEL WINNEMUCCA BREAKRO	12/20/2022	17,607.97
07414-19-PRESS	CAT HOSE PRESS CPC325 AND DIE	12/20/2022	24,253.81
07510-21-JACKS	2 100 TON JACKS WITH 2 SETS OF E	12/20/2022	34,714.66
7669	2022 MAHINDRA ROXOR-SIDE BY S	10/1/2023	36,931.96
07649-22-COUTR	WILL CALL COUNTER	12/20/2022	39,340.07
07595-22-HOSE	REVAMP HOSE BUILD AREA-VIDMA	12/20/2022	59,688.24
7708	HOSE CONTAINER	4/1/2024	99,833.09
07641-22-HOSE	HOSE BUILDING TOOLING-SMD	12/20/2022	102,420.44
07443-19-PANEL	HOSE TOOLING	12/20/2022	5,354.12
	COMPUTERS/LAPTOPS	11/1/2023	7,708.99
7592	TOOLING TABLE	2/1/2025	10,491.00
7716	VIPER FLOOR SCRUBBER	7/1/2024	10,524.73
7722	FULLY POWERED STACKER	3/1/2025	15,000.00
7572	EXTERIOR ROLLUP SERVICE DOOR	1/1/2025	15,871.00
07622-22-CONTR	2 SEA CONTAINERS-8X20X8'6"	12/20/2022	16,060.11
7715	FLOOR STANDS AND JACKS	7/1/2024	17,819.61
07662-23-CONEX	8' X 40' CONEX FOR FLORIDA CANY	5/1/2023	17,885.98
07664-23-PICKER	STOCK PICKER	5/1/2023	27,330.40
07640-22-HOSE	40' CONTAINER AND HOSE BUILDIN	12/20/2022	55,149.32
	COMPUTERS/LAPTOPS	12/20/2022	119,798.15
7585	RACKING AND SHELVING	2/1/2025	143,849.62
7540	VIDMAR CABINETS AND SHELVING	11/1/2024	147,027.14
7527	ROOF REPLACEMENT	11/1/2024	199,378.40
			1,309,713.61



B131205	CSC3400	SCOM	AA	CS5	CS34	CE010705	51400592	2019	12/20/2022	\$74,210	WINN	1				
B131206	SSL2360	SSL	AA	236	236D3	CE040292	0KXL02388	2023	1/30/2023	\$44,072	WINN	1				
B131206	SSL2621	SSL	AA	260	262D3 XPS	CE041423	0TP404340	2024	11/26/2024	\$58,492	WINN	1				
B131206	TLH2550	TH	AA	TH255	TH255C	CE009991	0JK201266	2018	12/20/2022	\$69,832	WINN	1				
B131206	TLH6420	TH	AA	TL642	TL642D	CE011028	0ML801573	2020	12/20/2022	\$92,048	WINN	1				
B131206	TLH1051	TH	AA	TL1055	TL1055-05	CE014667	0T7800656	2022	12/20/2022	\$155,727	WINN	1				
B131206	TLH9431	TH	AA	TL943	TL943-05CA	CE040613	0T7400862	2024	1/31/2024	\$167,409	WINN	1				
B131307	SWL9261	WL	AA	926FC	926M FC	E192722	0W5L01845	2022	11/6/2023	\$179,109	WINN	1				
<b>TOTAL</b>										<b>17</b>				<b>\$2,179,963</b>		

**In-yard Heavy CAT**

B131203	MWL9661	MWL	AA	966FC	966M 3V FC	CE010948	0EJA03260	2020	12/20/2022	\$297,860	WINN	1				
B131203	CPF8250	CP	AA	825	825-11	CE017292	0F5P00102	2024	2/13/2024	\$849,611	WINN	1				
B131203	MGR1603	MG	AA	160AWD	160-15 AWD	CE017331	0EB700643	2024	2/13/2024	\$447,054	WINN	1				
B131203	MWL9800	M/WL	AA	980	980-14	CE018168	0WF0X1385	2024	8/8/2024	\$555,874	WINN	1				
<b>TOTAL</b>										<b>4</b>				<b>\$2,150,399</b>		

**Shop/Fixed Yard Assets**

141200				2 100 TON JACKS WITH 2 SETS OF E	07510-21-JACKS	12/20/2022	\$34,715	WINN	1							
141200				2 SEA CONTAINERS-8X20X8'6"	07622-22-CONTR	12/20/2022	\$16,060	WINN	1							
141200				2022 MAHINDRA ROXOR-SIDE BY S	7669	10/1/2023	\$36,932	WINN	1							
141200				40' CONTAINER AND HOSE BUILDIN	07640-22-HOSE	12/20/2022	\$55,149	WINN	1							
141200				8' X 40' CONEX FOR FLORIDA CANY	07662-23-CONEX	5/1/2023	\$17,886	WINN	1							
141200				CAT HOSE PRESS CPC325 AND DIE	07414-19-PRESS	12/20/2022	\$24,254	WINN	1							
				COMPUTERS/LAPTOPS		11/1/2023	\$7,709	WINN	1							
				COMPUTERS/LAPTOPS		12/20/2022	\$119,798	WINN	1							
141200				CONTROLLER FOR BORTECH WEL	07658-23-WELDR	4/1/2023	\$12,417	WINN	1							
140220				EXTERIOR ROLLUP SERVICE DOOR	7572	1/1/2025	\$15,871	WINN	1							
141200				FLOOR STANDS AND JACKS	7715	7/1/2024	\$17,820	WINN	1							
141200				FULLY POWERED STACKER	7722	3/1/2025	\$15,000	WINN	1							
140800				FURNITURE FOR 2 WINN SRV OFFIC	07397-18-FURN	12/20/2022	\$5,957	WINN	1							
141200				HOSE BUILDING TOOLING-SMD	07641-22-HOSE	12/20/2022	\$102,420	WINN	1							
141200				HOSE CONTAINER	7708	4/1/2024	\$99,833	WINN	1							
141200				HOSE TOOLING	07443-19-PANEL	12/20/2022	\$5,354	WINN	1							
140800				HOTSY NATURAL GAS PRESSURE W	07366-17-WSHR	12/20/2022	\$1,809	WINN	1							
140800				NEW SIGNAGE FOR WINN STORE	07355-16-SIGN	12/20/2022	\$2,090	WINN	1							
141200				RACKING AND SHELVING	7585	2/1/2025	\$143,850	WINN	1							
141000				SHARP PRINTER-MX-M3571	07521-21-PRNTR	12/20/2022	\$7,978	WINN	1							
140800				SIGNAGE FOR STORE	7693	12/1/2023	\$10,701	WINN	1							
141200				STOCK PICKER	07664-23-PICKER	5/1/2023	\$27,330	WINN	1							
141200				TOOLING FOR HOSE BENCH	07447-19-HOSE	12/20/2022	\$6,753	WINN	1							
141200				TOOLING RACK AND TU WORK BEN	07595-22-HOSE1	12/20/2022	\$8,532	WINN	1							
141200				TOOLING TABLE	7592	2/1/2025	\$10,491	WINN	1							
141200				TRACK PRESS	07596-22-PRESS	12/20/2022	\$17,229	WINN	1							
141200				VIDMAR CABINETS AND SHELVING	7540	11/1/2024	\$147,027	WINN	1							
141200				VIPER FLOOR SCRUBBER	7716	7/1/2024	\$10,525	WINN	1							
<b>TOTAL</b>										<b>28</b>				<b>\$981,491</b>		

**In-field (All Equipment)**

AIR COMPRESSOR	XAS1800CD				EE19219		2022	\$243,516	WINN	1
AIR COMPRESSOR	XAS950CD				22-181		2022	\$125,215	WINN	1
ARTICULATED TRUCK	730-04 TG				CE016996		2023	\$330,107	WINN	1
AUGER	A-24BU				CE019434C		2022	\$5,513	WINN	1
BACKHOE LOADER	420XE4ECIP				CE017524		2023	\$128,576	WINN	1
BOOMLIFT	S85				CE008416		2022	\$42,874	WINN	1
BOOMLIFT	S85 PWR				CE006026		2022	\$46,084	WINN	1
BOOMLIFT	S85 XC PWR				CE012027		2022	\$86,744	WINN	1
BOOMLIFT	SX135XCPWR				CE015631		2022	\$257,545	WINN	1

BUCKET	BL-1.51TGP	CE004961N	2022	\$3,476	WINN	1
BUCKET	BL-12PO	CE015897A	2022	\$1,175	WINN	1
BUCKET	BL-24PO	CE012798C	2022	\$1,040	WINN	1
BUCKET	DB200NP	12-206	2022	\$1,680	WINN	1
EXCAVATOR	315-07 P	CE016523	2023	\$216,335	WINN	1
FORKS	BL-ITFKS	CE022231Z	2024	\$3,169	WINN	1
FORKS	TL-72"CFKS	CE022524F	2024	\$2,010	WINN	1
FUEL TANKS	FUEL-TANK	20-400	2022	\$10,290	WINN	1
GENSET	XQ2000	EE14396	2016	\$523,012	WINN	1
GENSET	XQ350	21-226	2022	\$11,413	WINN	1
HAMMER	CB-H140S	CE022979H	2024	\$62,815	WINN	1
LIGHT TOWER	LT-NLV	19-318	2022	\$4,158	WINN	1
PUMP	6GSHDP	23-126	2023	\$114,428	WINN	1
QUICK COUPLER	A-CU	CE016523Q	2023	\$6,656	WINN	1
SCISSORLIFT	4632	CE012090	2022	\$13,636	WINN	1
SCISSORLIFT	GS3232	CE011338	2022	\$19,041	WINN	1
TELEHANDLER	TH255C	CE009998	2022	\$72,771	WINN	1
TELEHANDLER	TH255C	CE010025	2022	\$77,778	WINN	1
TELEHANDLER	TL10054	CE011497	2022	\$105,487	WINN	1
TELEHANDLER	TL10054	CE014893	2022	\$123,311	WINN	1
TELEHANDLER	TL12054	CE016482	2023	\$176,432	WINN	1
TELEHANDLER	TL8042	CE014833	2022	\$116,890	WINN	1
TELEHANDLER	TL8042	CE009627	2022	\$86,904	WINN	1
TRANSFORMER	75KVA TRA	23-115	2023	\$15,245	WINN	1
TRANSFORMER	VANTRANS	18-168	2022	\$38,008	WINN	1
ARTICULATED TRUCK	730-04	CE040811	2024	\$487,255	WINN	1
ARTICULATED TRUCK	730-04	CE040810	2024	\$444,497	WINN	1
ARTICULATED TRUCK	730-040 TG	CE016697	2023	\$489,468	WINN	1
BUCKET	B-24BU	CE016382C	2022	\$6,074	WINN	1
BUCKET	B-48BU	CE0144981	2022	\$7,340	WINN	1
BUCKET	DB-54BU	CE017715J	2022	\$15,934	WINN	1
BUCKET	B-54BU	CE017421J	2022	\$14,100	WINN	1
DOZER	D4-16VP T1	E601758	2025	\$241,700	WINN	1
DOZER	D5-17VP	E205191	2025	\$307,361	WINN	1
DOZER	D62LGPVPT5	E601617	2025	\$526,191	WINN	1
EXCAVATOR	325F P	CE013444	2022	\$183,802	WINN	1
EXCAVATOR	336-07 P	CE014006	2022	\$332,803	WINN	1
EXCAVATOR	33607 P	CE011839	2022	\$349,767	WINN	1
GPS TOOL KIT	ERTHWX KIT	SIT11123	2025	\$64,762	WINN	1
GPS TOOL KIT	ERTHWX KIT	SIT11124	2025	\$60,035	WINN	1
GPS TOOL KIT	ERTHWX KIT	CE014638Z	2024	\$64,326	WINN	1
MOTOR GRADER	14-15 T2	E197685	2024	\$555,196	WINN	1
MOTOR GRADER	150-15 AWD	CE041411	2024	\$448,755	WINN	1
QUICK COUPLER	B-CU	CE013444Z	2022	\$5,872	WINN	1
QUICK COUPLER	DB-CU	CE014006Q	2022	\$11,330	WINN	1
QUICK COUPLER	DB-CU	CE015217Q	2022	\$7,158	WINN	1
WHEEL LOADER	972-14	CE016732	2023	\$502,016	WINN	1
ARTICULATED TRUCK	745-04 WT	CE017894	2024	\$664,002	WINN	1
BUCKET	SSL-74GP	CE015807N	2022	\$1,120	WINN	1
SKIDSTEER	239D3 CA	CE040461	2023	\$59,348	WINN	1
TELEHANDLER	TL943-05CA	CE014665	2022	\$145,934	WINN	1
AUGER	SSL-A41	CE020543Z	2023	\$2,828	WINN	1
AUGER	A-30BU	E200466	2024	\$5,763	WINN	1
AUGER	BIT-24'AUG	CE017420C	2022	\$848	WINN	1
BROOM	SSL-BR118	E204067	2025	\$6,040	WINN	1
BUCKET	938-FCBU	CE008528N	2022	\$5,499	WINN	1
BUCKET	938-FCFKS	CE019430F	2022	\$8,191	WINN	1
BUCKET	B-36BU	CE019676E	2022	\$8,836	WINN	1
BUCKET	SSL-68GP	CE011016N	2022	\$867	WINN	1

BUCKET	SSL-80GP	CE019593N	2022	\$1,550	WINN	1
BUCKET	SSL-80GPT	CE016197N	2022	\$1,671	WINN	1
BUCKET	SSL-BU115	CE021856Z	2023	\$5,115	WINN	1
COMPACTOR	CS44BA CA	CE007860	2022	\$94,320	WINN	1
COMPACTOR	SSL-CV117	CE022724	2024	\$9,968	WINN	1
EXCAVATOR	315-07 P	CE016626	2023	\$217,527	WINN	1
EXCAVATOR	320-07 P	CE016079	2022	\$205,601	WINN	1
FORKS	SSL-48FKS	CE022234F	2024	\$944	WINN	1
FUEL TANK	FT500GAL	23-080	2023	\$7,270	WINN	1
GENSET	DCA70SS	EE20520	2023	\$60,540	WINN	1
GENSET	DCA45SS	EE20570	2023	\$39,969	WINN	1
GENSET	DGK70F	22-294	2022	\$48,406	WINN	1
LIGHT TOWER	LT-NLPRIIV	23-388	2023	\$15,182	WINN	1
MOTOR GRADER	150-15	CE041319	2024	\$388,065	WINN	1
PUMP	8GSTAP-SA	15-309	2022	\$46,305	WINN	1
QUICK COUPLER	A-CU	CE016626Q	2023	\$7,181	WINN	1
QUICK COUPLER	B-CU	CE016079Q	2022	\$7,433	WINN	1
SKIDSTEER	262D CA	CE010480	2022	\$35,437	WINN	1
SKIDSTEER	289D3XPSCA	CE040100	2022	\$76,688	WINN	1
SKIDSTEER	299D3XE CA	E602663	2025	\$103,825	WINN	1
TELEHANDLER	TL1055-5CA	CE040983	2024	\$207,990	WINN	1
TELEHANDLER	TL1255-05	CE014669	2022	\$190,474	WINN	1
TELEHANDLER	TL1255-05	CE014671	2022	\$190,493	WINN	1
TELEHANDLER	TL943D CA	CE012573	2022	\$124,866	WINN	1
THUMB	B-TH	CE018058T	2022	\$11,261	WINN	1
TRENCHER	SSL-T112	E199484	2024	\$7,162	WINN	1
WHEEL LOADER	938M 3V FC	CE010486	2022	\$197,880	WINN	1
PUMP	8GHHAP-SS	19-089	2022	\$200,556	WINN	1
WATER TOWER	12K TOWER	CE014414	2022	\$54,036	WINN	1
AIR COMPRESSOR	XAS188	CE016955	2023	\$21,170	WINN	1
AIR COMPRESSOR	XAS188	CE0151000	2022	\$16,155	WINN	1
AIR COMPRESSOR	XAS400CD	EE20309	2024	\$65,547	WINN	1
AIR COMPRESSOR	XAS400CD	EE19226	2023	\$58,814	WINN	1
BACKHOE LOADER	420-74ECPM	CE015290	2022	\$109,560	WINN	1
BOOMLIFT	S45 XC	E187729	2024	\$88,137	WINN	1
BUCKET	7T-24PO	CE0176776C	2022	\$1,626	WINN	1
BUCKET	7T-B8S	E205361	2025	\$10,245	WINN	1
BUCKET	926-FCBU	CE012468N	2022	\$4,532	WINN	1
BUCKET	BL-18PO	CE15390B	2022	\$1,024	WINN	1
BUCKET	CB-42BU	CE0170732G	2022	\$7,861	WINN	1
BUCKET	CB-42BU	CE007395G	2022	\$4,845	WINN	1
BUCKET	SSL-68GP	CE016203N	2022	\$1,091	WINN	1
BUCKET	SSL068GP	CE013313N	2022	\$884	WINN	1
BUCKET	SSL-74GP	CE017135N	2022	\$1,184	WINN	1
COMPACTOR	BMP8500	CE017106	2023	\$33,909	WINN	1
COMPACTOR	CB2.7GC-03	CE015858	2022	\$45,718	WINN	1
FORKLIFT	GP25N	CE017675	2024	\$37,749	WINN	1
FORKLIFT	GP25N	CE014855	2022	\$26,547	WINN	1
GENSET	DCA70SS	EE20522	2023	\$60,540	WINN	1
LIGHT TOWER	LT-NLPRIIV	23-390	2023	\$15,182	WINN	1
LIGHT TOWER	LT-NLPRIIV	23-391	2023	\$15,182	WINN	1
LIGHT TOWER	LT-NLPRIIV	23-389	2023	\$15,182	WINN	1
MINI EXCAVATOR	307.-07	CE011562	2022	\$90,521	WINN	1
QUICK COUPLER	7T-CU	CE012468Q	2022	\$1,299	WINN	1
SCISSORLIFT	3219	CE006356	2022	\$6,557	WINN	1
PUMP	SX4500HV	16-155	2022	\$6,662	WINN	1
SCISSORLIFT	3219	CE008638	2022	\$7,267	WINN	1
SCISSORLIFT	3219	CE009148	2022	\$7,545	WINN	1
SCISSORLIFT	3219	CE008646	2022	\$7,267	WINN	1

SCISSORLIFT	CS1930	CE008170	2022	\$6,858	WINN	1
SCISSORLIFT	GS2669 RT	CE015606	2022	\$42,278	WINN	1
SCISSORLIFT	GS2669 RT	CE007669	2022	\$23,603	WINN	1
SCISSORLIFT	MCRO13XD	CE013387	2022	\$9,410	WINN	1
SCISSORLIFT	MICRO 13XD	CE011433	2022	\$7,404	WINN	1
SKIDSTEER	236D3 CA	CE016823	2023	\$52,006	WINN	1
SKIDSTEER	249D3 CA	CE040419	2023	\$63,301	WINN	1
SKIDSTEER	249D3 CA	CE040669	2023	\$63,244	WINN	1
TELEHANDLER	TH255C	CE007726	2022	\$55,225	WINN	1
TELEHANDLER	TL1055D	CE010033	2022	\$122,419	WINN	1
TELEHANDLER	TL1055D	CE010030	2022	\$114,575	WINN	1
TELEHANDLER	TL642D	CE008846	2022	\$83,350	WINN	1
WHEEL LOADER	926M FC	CE016659	2023	\$203,837	WINN	1
WHEEL LOADER	980-14	CE017231	2023	\$548,714	WINN	1

**TOTAL 141**

**\$13,832,093**





CE0146362	GPS TOOL KIT	ERTHWX KIT	2024	1	64226.83 THACKER PASS	BECHTEL EQUIPMENT OPERATIONS	23046 KINGS RIVER RD.	OROVADA, NV
E197685	MOTOR GRADER	14-15 T2	2024	1	555198.34 THACKER PASS	BECHTEL EQUIPMENT OPERATIONS	23045 KINGS RIVER RD.	OROVADA, NV
CE041411	MOTOR GRADER	150-15 AWD	2024	1	448764.74 THACKER PASS	BECHTEL EQUIPMENT OPERATIONS	23046 KINGS RIVER RD.	OROVADA, NV
CE017894	ARTICULATED TRUCK	745-04 WT	2024	1	664002.04 THACKER PASS	SAWTOOTH MINING, LLC	THACKER PASS	THACKER PASS, NV
E200468	WHEEL	A-368U	2024	1	5763.04 VALMY	PRECISION PIPELINE LLC	23755 TREATY HILL RD.	VALMY, NV
CE022724	COMPACTOR	SSL-CV117	2024	1	9967.7 MARIGOLD MINE	HIGH MARK CONSTRUCTION LLC -	32255 MARIGOLD MINE RD	VALMY, NV
CE02234F	FORKS	686-48PTS	2024	1	64478 VALMY	PRECISION PIPELINE LLC	23755 TREATY HILL RD.	VALMY, NV
CE041319	MOTOR GRADER	150-15	2024	1	388065.29 VALMY	PRECISION PIPELINE LLC	23755 TREATY HILL RD.	VALMY, NV
E199484	TRENCHER	SSL-T112	2024	1	7182 VALMY	PRECISION PIPELINE LLC	23755 TREATY HILL RD.	VALMY, NV
E187729	BOOMLIFT	S45 KC	2024	1	88137.08 RIDLEY'S	ROE PAINTING INC	1041 GRASS VALLEY RD	WINNEMUCCA, NV
CE017678	FORKLIFT	GP25N	2024	1	37748.58 WALMART 2617	BIG RENTZ INC	3910 POTATO RD	WINNEMUCCA, NV
E601758	DOZER	D4-16VP T1	2025	1	241700.1 THACKER PASS	BECHTEL EQUIPMENT OPERATIONS	23045 KINGS RIVER RD.	OROVADA, NV
E601817	DOZER	D62LGPPTS	2025	1	526191.39 THACKER PASS	BECHTEL EQUIPMENT OPERATIONS	23045 KINGS RIVER RD.	OROVADA, NV
E601817	DOZER	D62LGPPTS	2025	1	526191.39 THACKER PASS	BECHTEL EQUIPMENT OPERATIONS	23045 KINGS RIVER RD.	OROVADA, NV
SIT11124	GPS TOOL KIT	ERTHWX KIT	2025	1	60034.51 THACKER PASS	BECHTEL EQUIPMENT OPERATIONS	23045 KINGS RIVER RD.	OROVADA, NV
E602963	SKIDSTEER	299D3XE CA	2025	1	103825.02 VALMY	PRECISION PIPELINE LLC	23755 TREATY HILL RD.	VALMY, NV
E602963	SKIDSTEER	299D3XE CA	2025	1	103825.02 VALMY	PRECISION PIPELINE LLC	23755 TREATY HILL RD.	VALMY, NV
E602963	WHEEL	W-365	2025	1	1836 S NEW HARTMAN A	WALATCH ELECTRIC & DIVISION	600 W HARTMAN AVE	WINNEMUCCA, NV

EXHIBIT F

1/15/2026		Used Equipment for Sale in Nevada					
		Count By Year of Equipment					
Elko, NV	15	Pre 2012	13	2018	11	2024	10
Gardnerville, NV	1	2013	3	2019	15	2025	2
Henderson, NV	136	2014	0	2020	4		
Las Vegas, NV	1	2015	4	2021	3		
Winnemucca, NV	22	2016	11	2022	6		
TOTAL	175	2017	4	2023	6		
CAT TOTAL	92						

2017.12 Average Year		Average Hours	4,392	13% 12 Pieces 1-2 years old for sale
Year	Make	Model	Serial #	Hours
				70% 64 Pieces are over 1,000 hours
				87% 80 Pieces are 2023 or older

Year	Make	Model	Serial #	Hours
1988	Caterpillar	SR-4	5UA00977	0
1995	Caterpillar	3208	5YF02485	978
1998	Caterpillar	3406C	4ZR03562	772
2000	Caterpillar	Motivator	6HN00452	376
2001	Caterpillar	3412C	9EP00562	447
2001	Caterpillar	3512B	CMC00207	794
2005	Caterpillar	3516B	GZS00676	649
2008	Caterpillar	365CL	MCS00473	14,196
2009	Caterpillar	C18	EKW00798	175
2009	Caterpillar	C18	EKW00879	360
2009	Caterpillar	D100	D4B01157	459
2011	Caterpillar	D8T	FCT00221	17,554
2012	Caterpillar	980K	W7K01208	18,024
2013	Caterpillar	XQ350	X3M00464	6,068
2013	Caterpillar	AP-100E	T1F00209	9,749
2013	Caterpillar	988K HL	TWX00226	18,247
2015	Caterpillar	3516C	SFJ00636	165
2015	Caterpillar	314E P	ZJT01112	3,898
2015	Caterpillar	TL1055D	ML500209	5,623
2015	Caterpillar	XQ200	MRP00705	8,170
2016	Caterpillar	XQ375	X3F00123	1,717
2016	Caterpillar	TH255C	JK201189	2,479
2016	Caterpillar	TL642D CA	ML800177	3,436
2016	Caterpillar	TL943D	MLJ00238	4,254
2016	Caterpillar	330FLLR TE	MBX00460	4,944
2016	Caterpillar	TL943D	MLJ00249	5,198
2016	Caterpillar	TL1055D	ML500629	5,243
2016	Caterpillar	TL1055D	ML500482	6,101
2016	Caterpillar	TL1055D	ML500485	6,698
2016	Caterpillar	336FL	RKB01770	8,294
2016	Caterpillar	950M 3V FC	EMB02360	8,625
2017	Caterpillar	305.5E2 OR	CR503936	3,163
2017	Caterpillar	305.5E2 OR	CR501930	3,624
2017	Caterpillar	308E2CRSB	FIX07720	4,426
2017	Caterpillar	335FL CR	KNE10292	7,728
2018	Caterpillar	D5K2XL	KW205260	1,950

2018 Caterpillar	226D CA	HRD03309	2,348
2018 Caterpillar	236D	BGZ04486	2,866
2018 Caterpillar	302.7D CR	LJ701489	3,207
2018 Caterpillar	308E2CRSB	FJX10982	4,133
2018 Caterpillar	415F2 IL	PF400898	4,337
2018 Caterpillar	TL1255D	ML701531	4,410
2018 Caterpillar	TL1055D	ML501155	4,994
2018 Caterpillar	TL1055D	ML501218	5,137
2018 Caterpillar	336FL LR	RKB21333	6,425
2018 Caterpillar	938M 3V FC	J3R05143	7,565
2019 Caterpillar	300.9D	LJ201212	891
2019 Caterpillar	CB13 5A	PWP00450	1,349
2019 Caterpillar	XQ125	CK500697	1,458
2019 Caterpillar	CB13 5A	PWP00431	1,554
2019 Caterpillar	236D3 CA	KXL00524	2,485
2019 Caterpillar	450-074EOP	KJH00220	2,495
2019 Caterpillar	D5K2XL TE	KW207428	2,878
2019 Caterpillar	CB15 5A	M9400243	2,921
2019 Caterpillar	226D CA	HRD03866	3,071
2019 Caterpillar	299D2 CA	FD204808	3,163
2019 Caterpillar	320-07 P	HEX10856	3,758
2019 Caterpillar	420F2 4ECI	HWD03427	4,591
2019 Caterpillar	320-07 P	HEX12155	4,742
2019 Caterpillar	938M 3V FC	J3R07742	6,276
2019 Caterpillar	D8T SU	AW400606	6,386
2020 Caterpillar	304E2 C	ME407562	773
2020 Caterpillar	307.5-07	GW701544	2,209
2020 Caterpillar	TL1055D	ML502359	4,856
2020 Caterpillar	TL1055D CA	ML502380	5,163
2021 Caterpillar	D2-12 ARO	XKM00239	2,027
2021 Caterpillar	XQ230	CK200468	2,494
2021 Caterpillar	XQ230	CK200469	6,256
2022 Caterpillar	302-05 OR	RHM04270	988
2022 Caterpillar	XQ230	CK200646	2,130
2022 Caterpillar	XQ1140	TP200186	2,400
2022 Caterpillar	307.5-07	GW702949	2,653
2022 Caterpillar	972-14	FFB00207	3,601
2022 Caterpillar	988K XE HL	E8X00600	6,816
2023 Caterpillar	XQ425	X5H00662	244
2023 Caterpillar	XQ425	X5H00743	270
2023 Caterpillar	XQ1140	TP200228	414
2023 Caterpillar	420-074EOP	H8T04048	673
2023 Caterpillar	XQ230	CK200914	1,785
2023 Caterpillar	XQ570	ME500664	2,640
2024 Caterpillar	XQ570	ME500870	6
2024 Caterpillar	420XE4ECIP	H9X03476	173
2024 Caterpillar	420XE4ECIP	H9X03475	198
2024 Caterpillar	XQ570	ME500832	266

2024 Caterpillar	150-15AWD	EB501847	421
2024 Caterpillar	420XE4ECIP	H9X03434	430
2024 Caterpillar	140-15AWT2	EB301262	558
2024 Caterpillar	160-15 AWD	EB700756	710
2024 Caterpillar	306-07 CA	6G610527	1,172
2024 Caterpillar	150-15	EB401241	1,621
2025 Caterpillar	420XE4ECIP	H9X04031	159
2025 Caterpillar	340-08 P	EFH30144	736

**COUNTY BOARD  
OF EQUALIZATION  
NOTICE OF HEARING,  
MEETING AGENDA &  
DRAFT MINUTES**

Tami Rae Spero  
County Clerk  
Maria Diaz  
Deputy  
Harmony Brown  
Deputy

# Humboldt County Clerk

## Humboldt County Courthouse

Jessica Koepke  
Deputy  
Wyatt Warn  
Deputy  
Candice Townsend  
Deputy

**CERTIFIED MAIL - 9589 0710 5270 0408 9924 47**

January 23, 2026

### **NOTICE OF HEARING**

#### **PETITIONER:**

Empire Southwest LLC  
Attn: Richard Cunningham, Senior Vice President  
3300 Saint Rose Parkway  
Henderson NV 89052

#### **RESPONDENT:**

#### **HUMBOLDT COUNTY ASSESSOR:**

Andy Heiser  
50 W. 5<sup>th</sup> Street  
Winnemucca, NV 89445

**DATE:** Wednesday, February 18, 2026  
**TIME:** 8:30 a.m.  
**PLACE:** Humboldt County Courthouse  
County Meeting Room, # 201  
50 W. 5<sup>th</sup> Street  
Winnemucca, NV 89445

**LEGAL AUTHORITY AND JURISDICTION OF THE COUNTY BOARD OF EQUALIZATION: NRS 361.400**

**BRIEF STATEMENT OF MATTER:** Appeal from the action of the Humboldt County Assessor  
re: **Personal Property - Unsecured Roll 2025-2026**

**Case No: HCB2026-01**

**Parcel No: 15-0253-04/Account No. EQ001042**

The County Board of Equalization (County Board) will hear your appeal at the time and place stated above. Please be aware that the time is approximate and although you may be assured your appeal will not be heard prior to the stated time, be prepared for possible delays as several appeals may be scheduled during the session.

Per the County Board, attendance may be in person or by alternative means. Said meeting will be conducted using Microsoft Teams. The meeting agenda and login information may be accessed at the Humboldt County website [www.humboldtcountynv.gov](http://www.humboldtcountynv.gov) Government

50 W. 5th Street - Rm 207  
Winnemucca, NV 89445

Telephone: 775-623-6343  
Fax: 775-623-6309

Agendas at least three working days prior to said meeting. The Team information is as follows:

Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/24237503125007?p=F1BcRWnOFNj508STi7>

Meeting ID: 242 375 031 250 07

Passcode: qV3cK7QT

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Need help? | System reference

Dial in by phone

+1 702-935-0127, 541760860# United States, Jean

Phone conference ID: 541 760 860#

**If you choose to submit a brief and evidence to the County Board, the documents must be received by the County Clerk in her Office no later than 5:00 p.m. Monday, February 09, 2026.** You may fax the documents to the County Board, attention County Clerk at (775) 623-6309 or e-mail them to [County.Clerk@humboldtcountynv.gov](mailto:County.Clerk@humboldtcountynv.gov). Submit a copy of the documents directly to the other party no later than 5:00 p.m. of the day indicated above. Should you be unable to meet the above noted timeline please contact the County Clerk prior to hearing to make other arrangements as multiple copies of all exhibits are required at the time of hearing. In the event that exhibits are presented at time of hearing, the County Board may table the matter to a later time/day to fully review said exhibits.

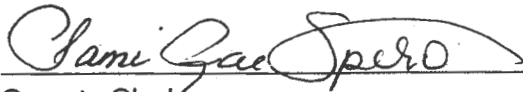
The taxpayer may appear in person or file a letter for consideration or may be represented by an attorney or any qualified individual. If an appeal is made by a taxpayer's representative, the person making the appeal on behalf of the owner of the property shall provide written authorization from the owner of the property at the time the appeal is filed. If the taxpayer or his representative fails to appear at the scheduled time, the hearing may be held in his absence and the County Board will consider the available evidence at the scheduled hearing time. If a party chooses to be represented by an attorney, the attorney shall be one who is admitted to practice and in good standing before the highest court of any state of the United States. If a corporation, municipal corporation or an unincorporated association, the taxpayer may be represented by an officer or other duly authorized representative or regular employee of such corporation.

Procedural rules governing the County Board's hearings may be found in the Nevada Administrative Code 361.622 through 361.645. The Administrative Code may be found on the internet by selecting Chapter 361 at <http://leg.state.nv.us/NAC>. Additionally, the Humboldt County Board of Equalization's Hearing Rules and Procedures can be found on the County website at <https://www.humboldtcountynv.gov/150/Appeal-of-Property-Tax-Appraisals>.

If a transcript of any hearing held before the County Board is desired by the taxpayer, the party desiring the transcript must furnish the reporter if not already furnished by the County

Board, pay for the transcript or obtain a copy at the party's expense from the reporter furnished by the County Board, and deliver a copy of the transcript to the County Clerk if requested to be included as a part of the administrative record, before any subsequent hearing or appeal of the matter.

If you have any questions, please call (775) 623-6343 or email County.Clerk@humboldtcountynv.gov

  
County Clerk

cc:

Agent - James M. Susa, Esq.  
DeConcini McDonald Yetwin & Lacy, PC  
CERTIFIED MAIL - 9589 0710 5270 0408 9924 54  
2525 E Broadway Blvd., Suite 200  
Tucson, AZ 85718

Humboldt County Assessor  
50 W 5<sup>th</sup> Street  
Winnemucca NV

<b>SENDER: COMPLETE THIS SECTION</b>	<b>COMPLETE THIS SECTION ON DELIVERY</b>
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> <i>Ashlee Chamberlain</i>      <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)      C. Date of Delivery  <i>Ashlee Chamberlain</i>      1-29-30</p> <p>D. Is delivery address different from item 1?      <input type="checkbox"/> Yes          If YES, enter delivery address below:      <input checked="" type="checkbox"/> No</p>

Empire Southwest LLC  
 Attn: Richard Cunningham, Senior Vice-President  
 3300 Saint Rose Parkway  
 Henderson NV 89052



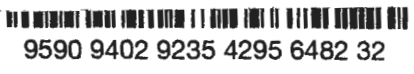
9590 9402 9235 4295 6482 49

2. Article Number (Transfer from service label) <b>9589 0710 5270 0408 9924 47</b>	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Mail Restricted Delivery (00)
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

<b>SENDER: COMPLETE THIS SECTION</b>	<b>COMPLETE THIS SECTION ON DELIVERY</b>
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> <i>James M Susa</i>      <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)      C. Date of Delivery  <i>James M Susa</i>      1-30-26</p> <p>D. Is delivery address different from item 1?      <input type="checkbox"/> Yes          If YES, enter delivery address below:      <input type="checkbox"/> No</p>

DeConcini McDonald Yetwin & Lacy, PC  
 Attn: James M Susa  
 252 E Broadway Blvd., Suite 200  
 Tucson AZ 85718



9590 9402 9235 4295 6482 32

2. Article Number (Transfer from service label) <b>9589 0710 5270 0408 9924 54</b>	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Mail Restricted Delivery (00)
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Notice of Public Meeting  
Humboldt County Board of Equalization Hearings  
**Wednesday, February 18, 2026**  
**8:30 AM**

County Meeting Room #201 50 W 5th St. Winnemucca NV

**Microsoft Teams meeting**

**Join:** <https://teams.microsoft.com/meet/24237503125007?p=F1BcRWnOFNj508STi7>

Meeting ID: 242 375 031 250 07

Passcode: qV3cK7QT

---

[Need help?](#) | [System reference](#)

**Dial in by phone**

[+1 702-935-0127](tel:+17029350127).,541760860# United States, Jean

[Find a local number](#)

Phone conference ID: 541 760 860#

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS:

General public comment is designated for discussion only. The public has the opportunity to address the Board on any matter not appearing on this agenda; however, no action may be taken on a matter raised until the matter itself has been specifically included on the agenda as an item upon which action may be taken. Additionally, public comment may be heard on any item listed on the agenda. Persons are invited to submit comments in writing and/or attend and make comments on any agenda item at the Board meeting. All public comment may be limited to three (3) minutes per person, at the discretion of the Board.

4. DISCUSSION ONLY ON REVIEW OF REGULATIONS/GUIDELINES/STATUTES RELATED TO THE COUNTY BOARD OF EQUALIZATION BY DISTRICT ATTORNEY OR DEPUTY DISTRICT ATTORNEY (Discussion only; no action item):

An overview with possible discussion (if needed) by the District Attorney or Deputy District Attorney of the 2026 Guidelines as issued by the State Board of Equalization and/or the Humboldt County Board of Equalization Policies and Procedures as adopted by the County Board in 2025 (discussion only).

4.a) Humboldt County Board of Equalization Hearing Rules and Procedures (proposed)  
[2026-27 County Board of Equalization Guidelines.pdf](#)  
[Humboldt County BOE Rules and Procedures.docx.pdf](#)

5. OATH ADMINISTERED BY DISTRICT ATTORNEY OR DEPUTY DISTRICT ATTORNEY TO ALL PERSONS OFFERING TESTIMONY TO THE BOARD:

Per the State Guidelines the Board's attorney will administer an oath to all individuals that will be testifying before the County Board of Equalization.

6. HEARING, DISCUSSION & FOR POSSIBLE ACTION ON THE FOLLOWING PETITIONS FOR REVIEW OF ASSESSED VALUATION:

- HCB2026-01 - Empire Southwest LLC, Petitioner vs. Humboldt County Assessor Andy Heiser, Respondent - Account Number EQ001042; Assessor's Parcel Number 15-0253-04 - 3050 East Railroad Street, Winnemucca, Nevada; Year and Roll Type of Assessment being appealed: 2025-2026 Unsecured Roll - Personal Property - Appeal from the action of the Humboldt County Assessor (for consideration, discussion & possible action)
- HCB2026-02- Battle Mountain Solar Project LLC, Petitioner vs. Humboldt County Assessor Andy Heiser, Respondent - Assessor's Parcel Numbers 07-0471-13 and 07-0471-24 - 31400 Blue Flax Road, Valmy, Nevada; Year and Type of Assessment being appealed: 2026-2027 Secured Roll - Industrial Property - Appeal from the action of the Humboldt County Assessor (for consideration, discussion & possible action)

6.a) APPEAL HEARING

[BOE Packet 02182026.pdf](#)

7. DISCUSSION AND FOR POSSIBLE ACTION ON SCHEDULING ADDITIONAL BOARD OF EQUALIZATION MEETINGS AS REQUIRED FOR 2026 INCLUDING POSSIBLE CONTINUED APPEAL HEARINGS AND THE REQUIRED MINUTE APPROVAL MEETING (for consideration, discussion and possible action).

8. PUBLIC COMMENT:

General public comment is designated for discussion only. The public has the opportunity to address the Board on any matter not appearing on this agenda; however, no action may be taken on a matter raised until the matter itself has been specifically included on the agenda as an item upon which action may be taken. Additionally, public comment may be heard on any item listed on the agenda. Persons are invited to submit comments in writing and/or attend and make comments on any agenda item at the Board meeting. All public comment may be limited to three (3) minutes per person, at the discretion of the Board.

9. ADJOURNMENT

NOTICE: The Humboldt County Board of Equalization may close the meeting to receive information from legal counsel pursuant to Nevada Revised Statute 241.015

NOTICE: The public is welcome to attend the meeting electronically via Teams or by appearing in person at the Humboldt County Courthouse Meeting Room #201 50 W 5th Street, Winnemucca, Nevada 89445 at the time and date listed on the top of this agenda. There will be a physical location for the meeting; however, the meeting may be accessed electronically through an internet connection via a Microsoft Teams link. To join the meeting, CTRL click on the link above (follow the directions on the site to complete access), via the Humboldt County website at [www.humboldtcountynv.gov](http://www.humboldtcountynv.gov) Government Agendas or through a telephone connection as noted in the link at the top of the agenda.

***Should the internet connection on the Teams platform become lost or inaccessible during the meeting, the meeting will continue in person.***

NOTICE: Members of the public may make a public comment at the meeting without being physically present by emailing [county.clerk@humboldtcountynv.gov](mailto:county.clerk@humboldtcountynv.gov) by 7:30 a.m. the day of the meeting and messages received will be transcribed for entry into the record and provided to the Board for review. Members of the public may also make a public comment at the meeting without being physically present by accessing the meeting through the internet connection at the Microsoft Teams link at the top of this agenda (follow the directions on the site to complete access) or via the Microsoft Teams link on the Humboldt County website at [www.humboldtcountynv.gov](http://www.humboldtcountynv.gov) Government Agendas, or through a telephone connection as noted at the top of this agenda.

NOTICE: The Humboldt County Clerk located at 50 W 5th Street #207, Winnemucca, Nevada, telephone number (775) 623- 6343, e-mail address of [county.clerk@humboldtcountynv.gov](mailto:county.clerk@humboldtcountynv.gov), is the designated Office from whom a member of the public may request the supporting material for this meeting and the Clerk's Office is the location where the supporting material is available to the public; said material for the meeting is available by contacting the County Clerk or by accessing the Humboldt County website at [www.humboldtcountynv.gov](http://www.humboldtcountynv.gov) Government Agendas. Materials are available to the general public at the same time the materials are provided to the Board.

### **CERTIFICATE OF POSTING**

PLACES POSTED: Humboldt Co. Courthouse, 50 W 5th Street - Rooms 101, 201, 205 & 207 at 8:00 a.m. By: T Spero

Humboldt Co. Website: [www.humboldtcountynv.gov](http://www.humboldtcountynv.gov) at 8:00 a.m. By: TSpero

State of Nevada Website: [www.notice.nv.gov](http://www.notice.nv.gov) at 8:00 a.m. By: TSpero

MEETING DATE: February 18, 2026

Posted by: T Spero, Humboldt County Clerk

Date Posted: 02/12/2026 by 9:00 a.m.

NOTE FOR SUPPORTING MATERIAL: A copy of the support material for the meeting may be obtained by contacting the Humboldt County Clerk at 50 W 5th St. #207, Winnemucca, Nevada 89445, (775) 623-6343, e-mail [county.clerk@humboldtcountynv.gov](mailto:county.clerk@humboldtcountynv.gov) or on the Humboldt County website at [www.humboldtcountynv.gov](http://www.humboldtcountynv.gov).

NOTICE TO PERSONS WITH DISABILITIES: Reasonable efforts will be made to assist and accommodate physically disabled persons desiring to attend the meeting. Please contact the County Manager's Office at (775) 623-6300 in advance so arrangements may be conveniently made.

EQUAL OPPORTUNITY NOTICE: Humboldt County is an Equal Opportunity Employer and will not discriminate against employees or applicants for employment or services in an unlawful manner.



**Humboldt County Board of Equalization  
February 18, 2026 at 8:30 a.m.  
Hearings Minutes**

Those present were Chairman Rich Stone, Board Members Ron Cerri, Mike Sheppard, Gary Bengochea and Jim Bidart, Chief Deputy District Attorney Anthony Gordon and Clerk of the Board Tami Rae Spero.

CALL TO ORDER: Chairman Stone called the Hearings of the Board to order at the regular place of meeting the Humboldt County Meeting Room, Courthouse, #201, Winnemucca, Nevada.

PLEDGE OF ALLEGIANCE: All present recited the Pledge of Allegiance.

PUBLIC COMMENTS: Chairman Stone asked for public comment; none offered.

DISCUSSION ONLY ON REVIEW OF REGULATIONS/GUIDELINES/STATUTES RELATED TO THE COUNTY BOARD OF EQUALIZATION BY DISTRICT ATTORNEY OR DEPUTY DISTRICT ATTORNEY: An overview with possible discussion (if needed) by the District Attorney or Deputy District Attorney of the 2026 Guidelines as issued by the State Board of Equalization and/or the Humboldt County Board of Equalization Policies and Procedures as adopted by the County Board in 2025. Chief Deputy District Attorney noted that the Board had been provided with both sets of guidelines; no questions offered.

OATH ADMINISTERED BY DISTRICT ATTORNEY OR DEPUTY DISTRICT ATTORNEY TO ALL PERSONS OFFERING TESTIMONY TO THE BOARD: Per the State Guidelines the Board's attorney will administer an oath to all individuals that will be testifying before the County Board of Equalization. Oath administered to all parties who may offer testimony before this Board.

HEARING, DISCUSSION & FOR POSSIBLE ACTION ON THE FOLLOWING PETITIONS FOR REVIEW OF ASSESSED VALUATION: Chairman Stone stated that HCB2026-02 would be addressed first.

HCB2026-02- Battle Mountain Solar Project LLC, Petitioner vs. Humboldt County Assessor Andy Heiser, Respondent - Assessor's Parcel Numbers 07-0471-13 and 07-0471-24 - 31400 Blue Flax Road, Valmy, Nevada; Year and Type of Assessment being appealed: 2026-2027 Secured Roll - Industrial Property - Appeal from the action of the Humboldt County Assessor. Assessor Heiser noted that an agreement has been reached by the parties and presented said stipulation to the Board and requested approval by the Board (see attached). The following motion was made by Member Bengochea, was seconded and passed unanimously:

*To accept.*

HCB2026-01 - Empire Southwest LLC, Petitioner vs. Humboldt County Assessor Andy Heiser, Respondent - Account Number EQ001042; Assessor's Parcel Number 15-0253-04 - 3050 East Railroad Street, Winnemucca, Nevada; Year and Roll Type of Assessment being appealed: 2025-2026 Unsecured Roll -

02/18/2026

Page 1 of 5

Personal Property - Appeal from the action of the Humboldt County Assessor. Assessor Heiser provided a brief orientation of the property. Chairman Stone stated that he would be recusing himself from discussion and action on this item as his son is employed by Empire CAT. Based on opinion of Chief Deputy District Attorney Gordon, Chairman Stone can continue to act in the capacity of Chairman while not participating in the discussion and action on this item. Member Sheppard disclosed for the record that he is a local contractor who does business with Empire CAT but that he would not recuse himself from discussion and action on this item as he has commercial relationships with multiple rental companies and that relationship will not affect his decision or process on this particular petition. Chairman Stone had the parties who would be appearing on behalf of the Petitioner identify themselves for the record - Jim Susa, of DeConcini McDonald Yetwin & Lacy, PC, representing Empire Southwest appeared before the Board via Teams, duly sworn and Dale Huizingh, Comptroller, Empire Southwest appeared before the Board via Teams, duly sworn. Assessor Andy Heiser as respondent appeared before the Board, duly sworn.

Mr. Susa offered his opening statement.

Direct examination occurred of witness Huizingh, previously sworn, by Susa with reference to Petitioner's Exhibits 2 and 3 and Assessor's Exhibit D.

Mr. Susa addressed the Board and explained how Empire is handling tax compliance since taking over for Cashman and how that should be reflected for accounts 104 and 1042 which is consistent with the Department of Taxation's advisory opinion as well as the State Board of Equalization's ruling from last year.

Member Sheppard questioned what was before the board today as what was referenced in the Petitioner's presentation appears to administrative while he thought the Board would be dealing with the classifications in the broad spectrum of the different components of equipment.

Member Bengochea confirmed that the Assessor has to rely on the taxpayer to provide a listing of equipment once a year to make the tax and that tax lasts for a year. Assessor Heiser confirmed that was how Nevada personal property works, noting he would cover it in his presentation.

Assessor Heiser offered his opening statement based on the Response to Petitioner's Brief included in his packet as Exhibit A and included reference to Exhibit D, Exhibit C, Exhibit E and Exhibit F; he noted that he did not know about the business change referenced by the Petitioner until he received their brief nor had he received the complete listing of their assets required by NRS 361.345(2)(a) for his Office to have a full understanding of what equipment falls into which category and explained what had occurred due to that list not being provided.

02/18/2026

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Member Sheppard offered comments as to the advisory opinion versus law and the decision as to whether items are taxable or not taxable noting that according to the law the Assessor's judgment trumps the other.

Member Bengochea commented on the burden of the petitioner to report, if they don't then the Assessor does what he needs to do and they don't have a reason to complain.

Member Sheppard referred to Assessor's Exhibit A page two paragraph five and questioned the Assessor as to that statement with Assessor Heiser confirming that it was correct. Member Sheppard asked for Mr. Susa's response to the items stated in the Assessor's Exhibit A page two paragraph five.

Mr. Susa responded noting what items the Petitioner contended needed to be exempt and explained; he continued taking issue with the statement made that the Petitioner did not cooperate as they did and explained; he continued referencing other items identified by the Assessor. Mr. Susa stated that what is being asked of this Board to do is to say that the twenty-three items that Empire has listed as large CAT in their inventory would be exempt from personal property tax and then they can work with the Assessor on going through the other items which will result in the taxable value of around \$4,000,000.00.

Member Sheppard commented on the ability of the Assessor and Empire to work out the items to ensure they are correct as well as the values on the lists but noted that the cardinal issue is what items are taxable and what items aren't.

Assessor Heiser requested a full list of the Winnemucca Empire branch's inventory.

Mr. Susa responded stating that the items provided in exhibit D is a culmination of the documents sent yesterday which the Assessor has acknowledged receiving and, if the Assessor wants items such as welders and computer equipment, they can devote time to obtaining that but the core issue that has been identified are the twenty-three pieces of heavy CAT equipment which should be exempt and not bear any tax at all; the small items can be worked out.

Assessor Heiser stated his disagreement on the large equipment and explained.

Discussion ensued with Mr. Susa offering rebuttal related to equipment held for sale by a merchant and that those should be exempt and Mr. Huizingh responding to questions put forth by the Board related to how rentals are handled.

No further evidence offered by the Assessor.

The following motion was made by member Sheppard, clarified by legal counsel, was seconded, and passed with members Sheppard, Cerri, Bengochea and Bidart voting aye and Chairman Stone abstaining:

02/18/2026

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*That the exhibits presented on this petition, HCB2026-01, Petitioner's exhibits one through five and Assessor's exhibits I and II and A through H be admitted into evidence.*

Chairman Stone closed the evidentiary portion of this hearing.

Mr. Susa offered closing argument

Assessor Heiser offered closing argument

Member Sheppard offered comment regarding the difference between the taxable amounts offered by the Assessor and the Petitioner, the disagreement as to what is taxable and not taxable and questioned whether this Board has this figured out well enough to make a motion.

Member Bengochea offered comment on the need for the Assessor to be provided with the list of assets with the burden for providing that being on the company; he continued noting how providing the required list would maybe eliminate situations like this and commented on the statutory language being that no reduction can be made by the county board and that the assessor shall make a reasonable estimate; he suggested that is where this lies and if it goes anywhere from there it would have to be an appeal to the State.

Discussion ensued between board members as to what is before them in relation to what is and isn't taxable, the lack of a complete list of all equipment that's been requested by the Assessor and the impact of that on the Board making a changes in the tax, that the burden for that list lies with the Petitioner, the ability of the Board to take the issue under advisement, to obtain additional information and agendaize another meeting and what the Petitioner is arguing.

After discussion the following motion was made by member Bengochea, was seconded, and passed with members Sheppard, Cerri, Bengochea and Bidart voting aye and Chairman Stone abstaining:

*To remain with the Assessor, that will allow Petitioners, if they want, to go ahead and move forward, file an appeal, get this to the State and see if we can't get some type of decision, final decision from them.*

Member Sheppard commented on the difficulty with the difference in the opinions of taxable value.

Chief Deputy District Attorney Gordon asked for clarification on the motion language. The Clerk read the motion as made by Member Bengochea and verified the vote had occurred.

Chairman Stone stated that the Board would now return to item HCB2026-01.

DISCUSSION AND FOR POSSIBLE ACTION ON SCHEDULING ADDITIONAL BOARD OF EQUALIZATION MEETINGS AS REQUIRED FOR 2026 INCLUDING POSSIBLE CONTINUED APPEAL HEARINGS AND THE REQUIRED MINUTE APPROVAL MEETING: After discussion the following motion was made by member Cerri, was seconded and passed unanimously:


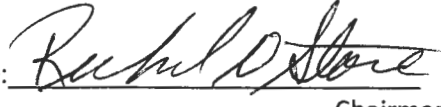
*That the next Board of Equalization meeting will be on March 2<sup>nd</sup> at 8:00 a.m.*

02/18/2026

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PUBLIC COMMENT: Chairman Stone asked for public comment; none offered.

ADJOURNMENT: Chairman Stone adjourned the meeting at 10:45 a.m.

ATTEST:  \_\_\_\_\_ APPROVED:  \_\_\_\_\_  
Clerk Chairman

(Minutes approved by the Commission and signed by the Chairman on 03.02.26)

**COUNTY BOARD  
OF EQUALIZATION  
NOTICE OF  
DECISION**

In the Matter of )  
Empire Southwest LLC )  
Parcel No. 15-0253-04/EQ00104/1042 )

Case No. HCB2026-01

**NOTICE OF DECISION**

**Appearances**

Assessor Andy Heiser appeared on behalf of the Assessor's Office.

Appellant Empire Southwest LLC – represented by James M. Susa, Esq. with DeConcini McDonald Yetwin & Lacy, PC

**Summary**

Taxpayers appeal the decision of the Humboldt County Assessor related to the 2025-2026 Unsecured Tax Roll. The matter of the Taxpayer's Petition for Review of Taxable Valuation within Humboldt County, Nevada, came before the County Board of Equalization (County Board) for hearing in Winnemucca, Nevada, on February 18, 2026, after due notice to Taxpayer, Representative and the Assessor.

The appeal involves the assessment of personal property against the inventory of equipment held by Appellant Empire Southwest LLC. Appellant identifies on their Petition for Review of Taxable Valuation that this is an appeal under NRS 361.357 "The full cash value of my property is less than the computed taxable value of the property" and NRS 361.155 "I request a review of the Assessor's decision to deny my claim for exemption from property taxes". Respondent, Humboldt County Assessor Heiser, contends that the Petitioner's value is not being assessed above full cash value, that as Petitioner did not provide the complete list to the Assessor as required per NRS 361.345(2)(a), no reduction may be made by the county board of equalization and that the NRS 361.155 exemption statute is for personal exemption on real property and does not fit the criteria the petitioner is appealing.

**2025-2026 UNSECURED ROLL VALUE:**

	Taxable Value		Taxable Value	
Parcel Number	Established by		Owner's	of
15-0253-04/EQ001042	County Assessor		Opinion Value	
Land	\$		\$	
Improvements	\$		\$	
Personal Property	\$18,421,814		\$4,000,000*	
Total	\$		\$	

\* Taxpayer notes that the amount indicated as their opinion of value is only a placeholder as they assert their appeal involves a methodology of determining the correct taxable value.

The County 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 County Board of Equalization is an administrative body created pursuant to NRS 361.340.

- 2) The County Board is mandated to hear all appeals of property tax assessments pursuant to NRS 361.345.
- 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 of Equalization, and the matter was properly noticed pursuant to the Open Meeting Law, at NRS 241.020.
- 4) The Taxpayer did not present sufficient evidence to support a value different from that established by the Assessor.
- 5) That the County Board accepts what the Assessor has determined to be the value of the Taxpayer's personal property, as the Taxpayer has refused, or without good cause, has neglected to give the county assessor a complete written statement of all his personal property assets pursuant NRS 361.345(2)(a), and as a result, the county assessor made a reasonable estimate of the value of the property and assessed it accordingly pursuant to NRS 361.345(2)(b). Additionally, the County Board determined that if the Taxpayer wanted to go ahead and move forward to file an appeal, they are allowed to do so, to get this, (i.e. the personal property exemption issue to the State), and see if we can't get some type of decision, final decision from them.
- 6) The assessed value as previously determined is 35% of taxable value.
- 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.

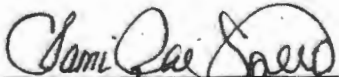
#### CONCLUSIONS OF LAW

- 1) The Taxpayer timely filed a notice of appeal, and the County Board has jurisdiction to determine this matter.
- 2) The Taxpayer and the Assessor are subject to the jurisdiction of the County Board of Equalization.
- 3) The County Board has the authority to determine the taxable values in this county.
- 4) The subject property is appraised at the proper taxable value in accordance with NRS 361.227.
- 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

The Petition of the Taxpayer is denied based on the above Findings of Fact and Conclusions of Law.

BY THE COUNTY BOARD OF EQUALIZATION THIS \_\_\_\_ 18th \_\_\_\_ DAY OF FEBRUARY, 2026.

  
\_\_\_\_\_  
Humboldt County Clerk, Clerk to the Board  
Of Equalization.

# PETITIONER BRIEF

1 **DeConcini McDonald Yetwin & Lacy, P.C.**

James M. Susa (No. 008685)  
2 2525 E. Broadway Blvd., Suite 200  
Tucson, AZ 85716-5300  
3 Telephone: 520-322-5000  
[jsusa@dmyl.com](mailto:jsusa@dmyl.com)

**RECEIVED**  
**APRIL 21 2026**  
STATE OF NEVADA  
DEPARTMENT OF TAXATION

4 and

5 Chad Olsen (No. 012060)  
6 3300 St. Rose Pkwy.  
Henderson, NV 89052  
7 Telephone: (702) 633-8101  
[chad.olsen@empire-cat.com](mailto:chad.olsen@empire-cat.com)  
8 *Attorneys for Petitioner*

9 **IN THE NEVADA STATE BOARD OF EQUALIZATION**

10 EMPIRE SOUTHWEST LLC,  
11  
Petitioner,  
12  
v.  
13 HUMBOLDT COUNTY ASSESSOR  
14  
Respondent.

CASE NO. 26-111  
**PETITIONER’S OPENING BRIEF**  
**[HEARING DATE 6-4-26]**

15 Petitioner Empire Southwest LLC (“Empire”), through undersigned counsel, files this  
16 opening brief pursuant to NAC § 361.703 for the hearing scheduled for June 4, 2026. In compliance  
17 with NAC § 361.698, Petitioner associates Chad Olsen as local counsel to comply with the  
18 regulation’s requirement “If a party chooses to be represented by an attorney, the attorney must be  
19 an attorney in good standing who is admitted to practice in this State and maintains an office in this  
20 State.” Mr. Olsen is a licensed Nevada attorney who maintains an office in Henderson, Nevada.

21 I. Summary of the Case.

22 Empire is the exclusive dealer for Caterpillar equipment in the State of Nevada. Empire  
23 maintains an inventory of Caterpillar equipment at various locations throughout Nevada including  
24 Winnemucca in Humboldt County. Empire also maintains a rental fleet throughout Nevada,

1 including Winnemucca. Empire reports business personal property to the Humboldt County  
2 Assessor (“Assessor”) on forms provided by the Assessor each year. Empire maintains two  
3 Humboldt County personal property accounts. One, EQ000104, is for any rental inventory that is  
4 out on rent on July 1, 2025. One, EQ001042, is for any rental inventory not out on rent on July 1,  
5 2025, as well as any furniture, fixtures and equipment that is in Empire’s Winnemucca facility on  
6 July 1, 2025.

7 Empire received notices of taxable value and billings for each personal property account and  
8 filed protests on both.<sup>1</sup> Packet pp. 22 and 26. Empire’s position was that any Caterpillar equipment  
9 purchased with the primary purpose of holding the equipment for sale was exempt from the  
10 property tax pursuant to NRS § 361.068(1)(a) (personal property held for sale by a merchant)  
11 whether it was in the rental fleet or not. This position is the same as Empire’s appeal in the Nevada  
12 State Board of Equalization (“SBOE”) in case no. 25-128 that was decided December 9, 2025. The  
13 SBOE ruled in favor of Empire and Humboldt County chose not to appeal the SBOE decision and  
14 the time for doing so has expired.

15 The Humboldt County Board of Equalization (“CBOE”) heard Empire’s protest on February  
16 18, 2026. Empire is grateful that the CBOE permitted remote attendance for the hearing. Dale  
17 Huizingh, Empire’s Controller, testified at the hearing. The CBOE ruled that Empire “neglected to  
18 give the county assessor a complete written statement of all his personal property assets pursuant to  
19 NRS 361.345(2)(a).” CBOE decision dated February 18, 2026 (“Decision”), Findings of Fact,

21 <sup>1</sup> The Humboldt County Clerk’s office prepared a hearing package that was sent via email as a pdf  
22 document shortly before the hearing. The hearing package lacks any page numbers. Thus,  
23 references shall be “Packet” and then pdf page number. During the hearing, the only way to identify  
24 a page was by referring to the specific page in the 345-page pdf document. However, the Clerk’s  
office did not provide the package to the Board members electronically. The Board members had  
paper copies in a large notebook, again without any page numbers. The lack of page numbers and  
an electronic document caused considerable confusion and delay at the hearing.

1 paragraph 5. As a result, the Assessor made a taxable value estimate and assessed the tax. The cited  
2 statute prohibits the CBOE from reducing the Assessor's estimated taxable value. Thus, the CBOE  
3 refused to reduce the taxable value.

4 II. Legal Analysis.

5 A. The CBOE was not prohibited from reducing Empire's taxable value.

6 NRS § 361.345 states as follows:

7 2. If a person complaining of the assessment of his or her property:

8 (a) Has refused or, without good cause, has neglected to give the county assessor  
9 the person's list under oath, as required by NRS 361.265; or

10 (b) Has, without good cause, refused entry to the assessor for the purpose of  
conducting the physical examination required by NRS 361.260,

11 ↳ the county assessor shall make a reasonable estimate of the property and assess it  
12 accordingly. No reduction may be made by the county board of equalization from the  
assessment of the county assessor made pursuant to this subsection.

13 The Assessor provided Empire with a business personal property declaration form for both  
14 personal property accounts in June 2025. At that time, Empire's appeal of the prior year's valuation  
15 was pending before the SBOE. Empire had appealed whether any of the Allied or Caterpillar rental  
16 fleet equipment was exempt from tax. The SBOE hearing would not take place for several more  
17 months.

18 The Assessor provided declaration forms listed hundreds of line items for both accounts.  
19 The Assessor placed those items on the forms based upon the audit that had been done for the 2022-  
20 23 and 2023-24 tax years. Because the validity of that audit was pending before the SBOE, Empire  
21 deleted all the items on the forms and inserted a listing of personal property upon each form.

22 The forms were then signed by Empire and submitted to the Assessor timely. Packet pp. 121  
23 and 128. The account EQ000104 declaration form listed \$13,832,088 in acquisition cost for  
24 personal property. Packet p. 127. The Assessor utilized that figure to calculate a taxable value.

1 Packet p. 25. The account EQ001042 declaration form listed \$1,309,713 in acquisition cost, leading  
2 to assessed value of \$348,480. Packet p. 137.<sup>2</sup> The Assessor ignored the declaration and instead  
3 estimated acquisition cost of \$10,431,084. Packet p. 28.<sup>3</sup>

4 Empire supplemented its account EQ001042 declaration by providing the Assessor with a  
5 list of equipment items that the Assessor then summarized on Packet pp. 138 and 139. There were  
6 36 Allied rental fleet items with an acquisition cost of \$1,182,273. There were 17 light duty  
7 Caterpillar equipment items with an acquisition cost of \$2,179,963. There were 28 shop/yard asset  
8 items with an acquisition cost of \$981,481. All these items were omitted on the original declaration  
9 form because the form was submitted in July 2025 while the litigation from the prior tax years was  
10 ongoing and before the SBOE decision occurred.

11 The statutory requirement to invoke the penalty that prohibits the CBOE from reducing  
12 taxable value applies if the property owner “Has refused or, without good cause, has neglected to  
13 give the county assessor the person’s list under oath, as required by NRS 361.265.” Empire did not  
14 “refuse” or “neglect” to give the Assessor a list under oath. Indeed, Empire provided lists that were  
15 signed under oath and dated July 28, 2025, and July 29, 2025, respectively. Packet pp. 124 and 136.  
16 Further, the Assessor utilized exactly what Empire reported on account EQ000104 to prepare its  
17 valuation notice and billing. Thus, contrary to the Decision, the Assessor did not need to estimate  
18 the value. While the Assessor did estimate account EQ001042 value, the required declaration form  
19 was still returned timely and signed under oath. The CBOE took great liberty to insert the  
20 requirement “complete” into the statute in the Decision. However, that requirement is not in the

21 \_\_\_\_\_  
22 <sup>2</sup> To the Assessor’s credit, the Assessor identified five items that were real property improvement  
23 items erroneously listed by Empire as personal property. The Assessor’s valuation notice and tax  
24 billing omitted those items.

<sup>3</sup> Empire’s declaration leads to an assessed value of \$348,480. The Assessor removed \$95,954 in  
assessed value on five items that were real property improvements reported in error. Thus, the  
declaration’s corrected assessed value is \$252,526.

1 statute and thus the CBOE's ruling is legally flawed. As detailed below, the Assessor's estimated  
2 taxable value was wildly flawed based on equipment that was no longer in Humboldt County at all.

3 The CBOE itself may have recognized the flaw in its own analysis by also stating  
4 "Additionally, the County Board determined that if the Taxpayer wanted to go ahead and move  
5 forward to file an appeal, they are allowed to do so, to get this (i.e. the personal property exemption  
6 issue to the State), and see if we can't get some type of decision, final decision from them."  
7 Decision, Findings of Fact, paragraph 5.

8 Irrespective of what the CBOE wrote, the statutory requirements that would bar the CBOE  
9 from reducing taxable value were not met. Empire submitted a declaration on the form provided and  
10 listed its personal property on the form, signed under oath, and timely submitted.<sup>4</sup> The Assessor is,  
11 of course, free to review that declaration and to then add additional line items if desired. But that  
12 does not change the fact the form was returned with a list of assets declared, signed under oath and  
13 submitted timely. Additionally, Empire supplemented the list for account EQ001042 as the SBOE  
14 litigation evolved.

15 B. Empire's large Caterpillar equipment is exempt from tax.

16 The SBOE ruled last year that all Empire's Caterpillar equipment was exempt from tax as  
17 "personal property held for sale by a merchant." NRS § 361.068(1)(a). Empire had noted that it was  
18 reporting all Caterpillar equipment within the rental fleet that was on rent July 1 as exempt, but that  
19 its usage would be subject to tax under NRS § 361.159. As a result, Empire had not contested the  
20 Assessor's taxable value on account EQ000104 in the prior year. The SBOE cast doubts on whether  
21 NRS § 361.159 would apply at all to Empire's Caterpillar equipment within the rental fleet.

22  
23  
24 <sup>4</sup> The declaration must be returned no later than July 31. NRS § 361.245(3).

1 This year, Empire has altered its arguments. The first alteration is that Empire’s research  
2 shows that NRS § 361.159 only applies to private use of government property. This is evidenced by  
3 legislative changes that have occurred over time to the statute itself. For example, AB735 from the  
4 1993 legislative session states:

5 **Section 1.** The legislature hereby finds and declares that to ensure a  
6 uniform and equal rate of assessment and taxation and the just valuation for taxation  
7 of all property, including real, personal and possessory, as required by section 1 of  
8 article 10 of the constitution of the State of Nevada, it is necessary to value the right  
9 to the use and enjoyment of property that is owned by an entity exempt from taxation  
but leased to or used by a person not exempt from taxation pursuant to a leasehold  
interest, possessory interest, beneficial interest or beneficial use in a manner that is  
equivalent to the valuation of the right to the use and enjoyment of the property  
pursuant to an ownership interest. (Laws 1993, Chapter 562) (emphasis added).

10 Empire is not “an entity exempt from taxation” and thus its prior practice of applying this  
11 statute to consider any equipment it claims exempt under NRS § 361.068 as subject to tax if rented  
12 on July 1 was in error. This was the same practice employed by Cashman Equipment, a company  
13 that Empire purchased in 2022. As a result, Empire’s practice of declaring all Caterpillar equipment  
14 as subject to tax if the equipment was out on rent on July 1 was overly generous to the counties.  
15 This legal error was only discovered when Humboldt County, and others, audited Empire. This  
16 year, Empire protested account EQ000104 because it identified Caterpillar equipment that was out  
17 on rent that it now considered to be tax exempt.

18 The second alteration is that Empire changed its business model for Caterpillar rental  
19 equipment by July 1, 2025. Consistent with Caterpillar’s sales and marketing directives, Empire’s  
20 previous rental of certain lighter duty Caterpillar equipment would no longer be for an interim  
21 period. Instead, that lighter duty Caterpillar equipment would remain in the rental fleet until its  
22 economic life was exhausted. Thus, Empire no longer claims that the lighter duty Caterpillar  
23 equipment meets the “personal property held for sale by a merchant” requirement for tax  
24 exemption. The only remaining personal property Empire claims is exempt is large Caterpillar

1 equipment, whether in the rental fleet or not and whether out on rent July 1 or not. At the hearing,  
 2 Dale Huizingh identified each large Caterpillar equipment item. That testimony is summarized  
 3 below.

4 Empire identifies the lighter duty Caterpillar equipment by the designations “BCP and GCI.”  
 5 These designations correspond to Caterpillar’s equipment categories Building Construction  
 6 Products<sup>5</sup> and General Construction Industry<sup>6</sup>. On account EQ000104, Mr. Huizingh testified that  
 7 the large Caterpillar equipment items were as follows<sup>7</sup>:

8	<u>Line</u>	<u>ID Code</u>	<u>Description</u>	<u>Assessed Value</u>
9	3	CE016996	ARTICULATED TRUCK	90,119
	18	EE14396	GENSET	69,194
10	20	CE022979H	HAMMER	19,318
	35	CE040811	ARTICULATED TRUCK	149,852
11	36	CE040810	ARTICULATED TRUCK	136,702
	37	CE016697	ARTICULATED TRUCK	133,624
12	40	CE017715J	BUCKET	3,987
	41	CE017421J	BUCKET	3,528
13	43	E205191	DOZER	107,576
	44	E601617	DOZER	184,166
14	46	CE014006	EXCAVATOR	83,284
	47	CE011839	EXCAVATOR	87,529
15	51	E197685	MOTOR GRADER	170,747
	52	CE041411	MOTOR GRADER	138,012
16	56	CE016732	WHEEL LOADER	137,050
	57	CE017894	ARTICULATED TRUCK	204,210
17	72	CE007860	COMPACTOR	23,603
	82	CE041319	MOTOR GRADER	119,347
18	141	CE017231	WHEEL LOADER	<u>149,798</u>
			Total assessed value	2,011,646 <sup>8</sup>

19  
 20  
 21

22 <sup>5</sup> These are small end Caterpillar products such as skid steer loaders, smaller excavators, backhoes,  
 and telehandlers. It is managed as a separate division within Caterpillar and there is general  
 agreement on what models are included.

23 <sup>6</sup> These are mid-sized machines generally used by contractors and governmental customers.

24 <sup>7</sup> Packet pp. 23-25.

<sup>8</sup> The total assessed value for account EQ000104 is \$3,815,158. Packet p. 22.

1           Therefore, because the large Caterpillar equipment meets the statutory requirement for  
2 exemption, Empire would request the SBOE order the assessed value on account EQ000104  
3 reduced by \$2,011,646. This was the cleaner mathematical calculation. Because the Assessor  
4 estimated the assessed value on account EQ001042, more work is necessary on that account.

5           Account EQ001042 is where the Assessor estimated the property Empire had on site July 1,  
6 2025, despite Empire filing a declaration and listing property for that date with an acquisition cost  
7 of \$1.3 million. The Assessor's figure was an acquisition cost of \$10.4 million. At the CBOE  
8 hearing, the Assessor conceded that his figure was an estimate and that the items used for the  
9 estimate came from records that were several years old. Nevertheless, the CBOE upheld the  
10 assessed value.

11           At the CBOE hearing, Dale Huizingh testified that the Assessor's list contained many items  
12 that no longer were in Humboldt County. He further testified that only four large Caterpillar  
13 equipment items were in Humboldt County on July 1, 2025, and were not rented at that time. Those  
14 four items had an acquisition cost of \$2,150,399. Empire was unable to find those four items listed  
15 on the Assessor's listing. Empire was able to find two large Caterpillar equipment items, lines 137  
16 and 139 on the Assessor's listing. Packet p. 32. These two items have assessed values of \$36,385  
17 and \$105,263 (total is \$141,648). Both were sold before July 1, 2025, and thus were neither in the  
18 yard on that date nor out for rent anywhere on that date.

19           After the hearing, Empire reviewed each of the 272 listed items on the Assessor's listing  
20 found in Packet pp. 28-36. The conclusion is that the vast majority was (1) on rent in Humboldt  
21 County – thus listed on license EQ000104, (2) on rent in some other county – thus listed on that  
22 particular county's declaration, (3) sold prior to July 1, 2025, (4) not on rent but located in some  
23 other county or state or (5) lost and written off. Only 36 items on the Assessor's list were verified as  
24

1 located in the Winnemucca yard on July 1, 2025.<sup>9</sup> Empire has provided its listing and explanation of  
2 these erroneous items and awaits the Assessor’s response.

3 Because the Assessor’s estimate was from a historical list created by the auditors who  
4 performed an audit for the 2022-23 and 2023-24 tax years, the information was always going to be  
5 inaccurate as the same items could be moved, sold or out on rent in any county on the July 1, 2025  
6 valuation date. Empire’s desire is for the Assessor to provide an amendment to its estimate.

7 Empire still purchases new and used Caterpillar equipment that it intends to rent or sale. The  
8 light duty Caterpillar equipment, once designated as rental fleet equipment, could be sold if desired,  
9 but the primary purpose when it is purchased is that the equipment will be rented for its useful life.  
10 The large Caterpillar equipment, once designated as rental fleet equipment, is continuously  
11 marketed for sale and historical records show all will sell within 5 years of being placed in the rental  
12 fleet. Again, all will sell within 5 years of being placed in the rental fleet. Thus, it is Empire’s  
13 position the large Caterpillar equipment qualifies as “personal property held for sale by a merchant”  
14 because the primary purpose of purchasing all the large Caterpillar equipment is to sell it.

15 III. Conclusion.

16 Empire’s primary purpose in purchasing large Caterpillar equipment items is to sell each  
17 item purchased. There are times when these items are placed in a rental fleet, but each is  
18 continuously marketed for sale. The large Caterpillar equipment items qualify as “personal property  
19 held for sale by a merchant” under NRS § 361.068 and thus exempt from property tax.

20  
21  
22  
23 <sup>9</sup> Packet pp. 29-36, lines 53, 68, 79, 101, 114, 117, 123, 125, 138, 143, 151, 153, 157, 159, 160,  
24 186, 191, 198, 203, 215, 217, 226, 228, 229, 230, 231, 232, 240, 242, 243, 245, 247, 250, 253, 256  
and 257. Total taxable value for the 36 items is \$432,967 (or \$151,538 in assessed value).

1 For the 2025-26 tax year, account EQ000104 has large Caterpillar equipment items with an  
2 assessed value of \$2,011,646. Empire would request the SBOE reduce the assessed value on that  
3 account by the \$2,011,646 amount to set a new assessed value of \$1,803,512.

4 For the 2025-26 tax year, account EQ001042 has large Caterpillar equipment items with an  
5 assessed value of \$141,648. To determine the proper assessed value, though, three equipment  
6 categories must be totaled. First, the 36 items on the Assessor's estimate that were present in the  
7 Winnemucca yard on July 1, 2025 have an assessed value of \$151,538. Second, the 28 items that  
8 were on the Empire declaration form have an assessed value of \$252,526. Third, the 36 Allied, 17  
9 light duty Caterpillar and 28 shop/yard assets must have an assessed value calculated by the  
10 Assessor. Altogether there should be the new assessed value for account EQ001042 and the  
11 Assessor's assistance is needed for the third category.

12 RESPECTFULLY SUBMITTED this 21st day of April, 2026.

13 DeCONCINI McDONALD YETWIN & LACY, P.C.

14 By: /s/ James M. Susa  
15 James M. Susa  
16 *Attorneys for Petitioner*

17 ORIGINAL of the foregoing E-Filed  
18 this 21st day of April, 2026, with:

19 Nevada State Board of Equalization  
20 [stateboard@tax.state.nv.us](mailto:stateboard@tax.state.nv.us)

21 I hereby certify that I have this day served the foregoing document upon all parties of record in this  
22 proceeding by mailing a copy thereof, properly addressed, to the following:

23 Andy Heiser  
24 Humboldt County Assessor  
50 West Fifth Street  
Winnemucca, NV 89445

/s/ Lexi Gonzales  
Legal Assistant  
DeConcini McDonald Yetwin & Lacy, PC  
Tucson, Arizona

# ASSESSOR'S RESPONSE

# Humboldt County Assessor's Office

Andy Heiser ♦ Assessor ♦ [Andy.Heiser@humboldtcountynv.gov](mailto:Andy.Heiser@humboldtcountynv.gov)

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State Board of Equalization  
3850 Arrowhead Drive  
Carson City, NV 89706

RECEIVED

MAY 22 2026

STATE OF NEVADA  
DEPARTMENT OF TAXATION

Petitioner:  
Empire Southwest LLC  
Richard Cunningham c/o James Susa  
3300 Saint Rose Parkway  
Henderson, NV 89052

## *Case No. 26-111 Response.*

This case was heard before the Humboldt County Board of Equalization (“CBE”) on February 18, 2026. The board heard all evidence presented and accepted what the assessor had determined to be the value of the Taxpayer’s personal property, as the Taxpayer had neglected to give the county assessor a written statement of all personal property located in Humboldt County pursuant to NRS 361.345(2)(a).

NRS 361.360(4)(a) states that The State Board of Equalization (“SBE”) may not reduce the assessment of the county assessor if: the appeal involves an assessment on property which the taxpayer has refused or, without good cause, has neglected to include in the list required of the taxpayer pursuant to NRS 361.265 or if the taxpayer has refused or, without good cause, has neglected to provide the list to the county assessor. The State Board of Equalization should not reduce the assessment on this case as the taxpayer neglected to include assets in their list.

Should the exemption argument be heard by the State Board of Equalization or is this a matter that should appear before the Nevada Tax Commission. NRS 360.095(4) states that the Nevada Tax Commission shall apply the following principles: Exemption or waivers, where permitted by statute, must be granted equitably among eligible taxpayers and as sparingly as is consistent with the legislative intent, to retain the broadest feasible base for the tax affected. In accordance with that, NRS 360.137 describes the duty of the Executive Director to submit tax expenditure reports to the Governor and Legislative Counsel Bureau. If these heavy equipment rental assets are exempt, there must be a mechanism for the assessors to report the fiscal impact to the State and local governments on the tax expenditure each year.

On March 2, 2026, the Assessor’s Association of Nevada received Advisory Opinion No. 26-003 (“the Opinion”), which has been attached as new evidence and was received after the CBE hearing (Exhibit A). NRS 361.360(2) states that all such appeals must be presented upon the same facts and evidence as were submitted to the CBE in the first instance, unless there is discovered new evidence pertaining to the matter which could not, by due diligence, have been

discovered before the final adjournment of the CBE. Since “the Opinion” was distributed after the date that the Humboldt CBE held their hearings, my office would like to submit this as new evidence.

In “the Opinion”, the question presented was, “Whether personal property held for both sale and lease are subject to personal property tax.” The short answer from the Department of Taxation to the question was, yes. Personal property held for both sale and lease are subject to personal property tax *unless the taxpayer can clearly demonstrate that no lease occurred*. The petitioner states on Page 9, paragraph 3 of their SBE brief that the heavy Caterpillar equipment is placed in the rental fleet, but each is continuously marketed for sale within 5 years. By that definition, this equipment must be declared since leases occur on heavy Caterpillar equipment and establishes them as taxable.

Also attached are two property record cards for accounts EQ104 – Equipment on Rent (Exhibit B) and EQ1042 – FF&E and Rental Equipment in Yard (Exhibit C). EQ104 was reported in the proper timeframe and lists 141 pieces of equipment. EQ1042 had 33 assets declared during the reporting time, 5 assets were shortly deemed real property by the petitioner which my office removed, leaving 28 assets declared. The attached amended record card for EQ1042 has 217 assets declared and those additional assets have been sent to my office between January 22, 2026, and March 25, 2026. The record cards attached are the closest list reporting all personal property associated with the Winnemucca branch that we have received. There is still a little work to be done by Empire to work through their fixed asset inventory for next year’s reporting period.

Respectfully submitted this 21st day of May 2026.

  
Andy Heiser  
Humboldt County Assessor

E-Filed this 21st day of May 2026 with:

State Board of Equalization  
[stateboard@tax.state.nv.us](mailto:stateboard@tax.state.nv.us)

I hereby certify that I have this day served the foregoing document upon all parties of record in this proceeding by mailing a copy thereof, properly addressed, to the following:

Empire Southwest LLC  
Richard Cunningham  
3300 Saint Rose Parkway  
Henderson, NV 89052

Authorized Agent of Empire Southwest LLC  
James Susa  
2525 E. Broadway Blvd., Suite 200  
Tucson, AZ 85716

Andy Heiser  
Humboldt County Assessor

## Cited Statutes

### **NRS 361.265 Written statement concerning personal property: Demand; contents; return of statement; valuation of unlisted property claimed by absent or unknown person; penalties.**

1. To enable the county assessor to make assessments, he or she shall demand from each natural person or firm, and from the president, cashier, treasurer or managing agent of each corporation, association or company, including all banking institutions, associations or firms within the county, a written statement, signed under penalty of perjury, on forms and in the format prescribed by the county assessor of all the personal property within the county, owned, claimed, possessed, controlled or managed by those persons, firms, corporations, associations or companies. The signature required by this subsection may include an electronic signature as defined in [NRS 719.100](#).

2. The statement must include:

(a) A description of the location of any taxable personal property that is owned, claimed, possessed, controlled or managed by the natural person, firm, corporation, association or company, but stored, maintained or otherwise placed at a location other than the principal residence of the natural person or principal place of business of the firm, corporation, association or company;

(b) The cost of acquisition of each item of taxable personal property including the cost of any improvements of the personal property, such as additions to or renovations of the property other than routine maintenance or repairs, and the year in which each item of taxable personal property was acquired; and

(c) If the natural person, firm, corporation, association or company owns at least 25 mobile or manufactured homes that are being leased within the county for commercial purposes, and those homes have not been converted to real property pursuant to [NRS 361.244](#), the year, make or model, size, serial number and location of each such mobile or manufactured home.

3. The statement must be returned not later than July 31, except for a statement mailed to the taxpayer after July 15, in which case it must be returned within 15 days after demand for its return is made. Upon petition of the property owner showing good cause, the county assessor may grant one or more 30-day extensions.

4. If the owners of any taxable property not listed by another person are absent or unknown, or fail to provide the written statement as described in subsection 1, the county assessor shall make an estimate of the value of the property and assess it accordingly. If the name of the absent owner is known to the county assessor, the property must be assessed in that name. If the name of the owner is unknown to the county assessor, the property must be assessed to "unknown owner," but no mistake made in the name of the owner or the supposed owner of personal property renders the assessment or any sale of the property for taxes invalid.

5. If any person, officer or agent neglects or refuses on demand of the county assessor or his or her deputy to give the statement required by this section, or gives a false name, or refuses to give his or her name or sign the statement, the person, officer or agent is guilty of a misdemeanor.

[Part 5:344:1953]—(NRS A [1967, 558](#); [1969, 1452](#); [1981, 327](#); [1983, 519, 1193](#); [1985, 748](#); [1987, 531](#); [1989, 1820](#); [2003, 2761](#); [2005, 2656](#))

### **NRS 361.345 Power of county board of equalization to change valuation of property; review of changes in valuation and estimation of certain property by county assessor; notice of addition to assessed valuation.**

1. Except as otherwise provided in subsection 2, the county board of equalization may:

(a) Determine the valuation of any real or personal property placed on:

(1) The secured tax roll which was assessed by the county assessor; or

(2) The unsecured tax roll which was assessed by the county assessor on or after May 1 and on or before December 15; and

(b) Change and correct any valuation found to be incorrect either by adding thereto or by deducting therefrom such sum as is necessary to make it conform to the taxable value of the property assessed, whether that valuation was fixed by the owner or the county assessor. The county board of equalization may not reduce the assessment of the county assessor unless it is established by a preponderance of the evidence that the valuation established by the county assessor exceeds the full cash value of the property or is inequitable. A change so made is effective only for the fiscal year for which the assessment was made. The county assessor shall each year review all such changes made for the previous fiscal year and maintain or remove each change as circumstances warrant.

2. If a person complaining of the assessment of his or her property:

(a) Has refused or, without good cause, has neglected to give the county assessor the person's list under oath, as required by [NRS 361.265](#); or

(b) Has, without good cause, refused entry to the assessor for the purpose of conducting the physical examination required by [NRS 361.260](#).

È the county assessor shall make a reasonable estimate of the property and assess it accordingly. No reduction may be made by the county board of equalization from the assessment of the county assessor made pursuant to this subsection.

3. If the county board of equalization finds it necessary to add to the assessed valuation of any property on the assessment roll, it shall direct the clerk to give notice to the person so interested by registered or certified letter, or by personal service, naming the day when it will act on the matter and allowing a reasonable time for the interested person to appear.

[Part 18:344:1953; A [1954, 29](#)](NRS A [1969, 95](#); [1981, 796](#); [1985, 1435](#); [1991, 2097](#); [1997, 1576](#); [2003, 2764](#); [2005, 2657](#); [2009, 1219](#))

**NRS 361.159 Exempt personal property subject to taxation if used in business conducted for profit; exceptions.**

1. Except as otherwise provided in subsection 3, when personal property, or a portion of personal property, which for any reason is exempt from taxation is leased, loaned or otherwise made available to and used by a natural person, association or corporation in connection with a business conducted for profit, the leasehold interest, possessory interest, beneficial interest or beneficial use of any such lessee or user of the property is subject to taxation to the extent the:

(a) Portion of the property leased or used; and

(b) Percentage of time during the fiscal year that the property is leased to the lessee or used by the user, in accordance with [NRS 361.2275](#),

È can be segregated and identified. The taxable value of the interest or use must be determined in the manner provided in subsection 3 of [NRS 361.227](#) and in accordance with [NRS 361.2275](#).

2. Taxes must be assessed to lessees or users of exempt personal property and collected in the same manner as taxes assessed to owners of other personal property, except that taxes due under this section do not become a lien against the personal property. When due, the taxes constitute a debt due from the lessee or user to the county for which the taxes were assessed and, if unpaid, are recoverable by the county in the proper court of the county.

3. The provisions of this section do not apply to personal property:

(a) Used in vending stands operated by persons who are blind under the auspices of the Bureau of Services to Persons Who Are Blind or Visually Impaired of the Rehabilitation Division of the Department of Employment, Training and Rehabilitation.

(b) Owned by a public airport and used for the purposes of the public airport.

(Added to NRS by [1965, 1157](#); A [1971, 659](#); [1973, 1406](#); [1977, 1098](#); [1987, 293](#); [1993, 1575, 2311](#); [1995, 579, 1809](#); [1997, 1173](#); [2001, 841, 1546](#); [2003, 53](#))

**Sec. 2. NRS 361.159 is hereby amended to read as follows: *(1987 language amended by Senate Bill 225)***

361.159 1. Personal property exempt from taxation which is leased, loaned or otherwise made available to and used by a natural person, association or corporation in connection with a business conducted for profit is subject to taxation in the same amount and to the same extent as though the lessee or user were the owner of the property, except for personal property used in vending stands operated by blind persons under the auspices of the bureau of services to the blind of the rehabilitation division of the department of human resources.

2. [When any personal property which is exempt from taxation by reason of its public ownership is used for the generation of electric power, the value of any right to receive electric power directly from the exempt personal property by a natural person, association, partnership or corporation or by a political subdivision of any other state is taxable as though the holder of that right were the owner of the personal property in the same proportion which his right bears to the total of all rights to receive electric power generated through the use of that personal property.

3. Taxes shall] *Taxes must* be assessed to lessees or users of exempt personal property and collected in the same manner as taxes assessed to owners of other personal property, except that taxes due under this section do not become a lien against the personal property. When due, [such] *the* taxes constitute a debt due from the lessee or user to the county for which the taxes were assessed and if unpaid are recoverable by the county in the proper court of the county.

**NRS 361.360 Appeals to State Board of Equalization.**

1. Any taxpayer aggrieved at the action of the county board of equalization in equalizing, or failing to equalize, the value of his or her property, or property of others, or a county assessor, may file an appeal with the State Board

of Equalization on or before March 10 and present to the State Board of Equalization the matters complained of at one of its sessions. If March 10 falls on a Saturday, Sunday or legal holiday, the appeal may be filed on the next business day.

2. All such appeals must be presented upon the same facts and evidence as were submitted to the county board of equalization in the first instance, unless there is discovered new evidence pertaining to the matter which could not, by due diligence, have been discovered before the final adjournment of the county board of equalization. The new evidence must be submitted in writing to the State Board of Equalization and served upon the county assessor not less than 7 days before the hearing.

3. Any taxpayer whose real or personal property placed on the unsecured tax roll was assessed after December 15 but before or on the following April 30 may likewise protest to the State Board of Equalization. Every such appeal must be filed on or before May 15. If May 15 falls on a Saturday, Sunday or legal holiday, the appeal may be filed on the next business day. A meeting must be held before May 31 to hear those protests that in the opinion of the State Board of Equalization may have a substantial effect on tax revenues. One or more meetings may be held at any time and place in the State before November 1 to hear all other protests.

4. The State Board of Equalization may not reduce the assessment of the county assessor if:

(a) The appeal involves an assessment on property which the taxpayer has refused or, without good cause, has neglected to include in the list required of the taxpayer pursuant to [NRS 361.265](#) or if the taxpayer has refused or, without good cause, has neglected to provide the list to the county assessor; or

(b) The taxpayer has, without good cause, refused entry to the assessor for the purpose of conducting the physical examination authorized by [NRS 361.260](#).

5. Any change made in an assessment appealed to the State Board of Equalization is effective only for the fiscal year for which the assessment was made. The county assessor shall review each such change and maintain or remove the change as circumstances warrant for the next fiscal year.

6. If the State Board of Equalization determines that the record of a case on appeal from the county board of equalization is inadequate because of an act or omission of the county assessor, the district attorney or the county board of equalization, the State Board of Equalization may remand the case to the county board of equalization with directions to develop an adequate record within 30 days after the remand. The directions must indicate specifically the inadequacies to be remedied. If the State Board of Equalization determines that the record returned from the county board of equalization after remand is still inadequate, the State Board of Equalization may hold a hearing anew on the appellant's complaint or it may, if necessary, contract with an appropriate person to hear the matter, develop an adequate record in the case and submit recommendations to the State Board. The cost of the contract and all costs, including attorney's fees, to the State or the appellant necessary to remedy the inadequate record on appeal are a charge against the county.

[Part 20:344:1953]—(NRS A [1971, 507](#); [1975, 1665](#); [1981, 798](#); [1983, 685](#), [1902](#); [1985, 894](#), [1436](#); [1993, 95](#); [1997, 1577](#); [2003, 2766](#); [2007, 1884](#); [2011, 1876](#))

**NRS 360.095 Principles for adoption of regulations, policies of enforcement and policies for auditing of taxpayers by Nevada Tax Commission.** In the adoption of regulations, policies of enforcement, and policies for auditing of taxpayers, with respect to all taxes and fees for whose administration the Department is responsible, the Nevada Tax Commission shall apply the following principles:

1. Forms, instructions and regulations governing the computation of the amount of tax due must be brief and easily understood.

2. In cases where another authority, such as the United States or a local government, also imposes a tax upon the same property or revenue, the mechanism for collecting the tax imposed by the State must be as nearly compatible with the collection of the other taxes as is feasible.

3. Unless a change is made necessary by statute or to preserve compatibility with a tax imposed by another authority, the forms, instructions and regulations must remain the same from year to year, to make the taxpayer's liability as predictable as is feasible.

4. Exemptions or waivers, where permitted by statute, must be granted:

(a) Equitably among eligible taxpayers; and

(b) As sparingly as is consistent with the legislative intent, to retain the broadest feasible base for the tax affected.

5. Audits and other procedures for enforcement must be applied as uniformly as is feasible, not only as among persons subject to a particular tax but also as among different taxes, but must consider a weighting of indicators of noncompliance.

6. Collection of taxes due must be pursued in an equitable manner, so that every taxpayer pays the full amount imposed by law.

(Added to NRS by [1993, 1232](#); A [2003, 20th Special Session, 18](#))

**NRS 360.137 Duty of Executive Director to submit tax expenditure report; contents; requests for information.**

1. On or before November 10 of each even-numbered year, the Executive Director shall submit a tax expenditure report to the Governor and the Director of the Legislative Counsel Bureau for transmittal to the Legislature and the appropriate interim committee or committees of the Legislature.
2. The report required by subsection 1 must provide, for each tax expenditure:
  - (a) A description of the tax expenditure;
  - (b) The year in which the tax expenditure was enacted;
  - (c) The purpose for which the tax expenditure was enacted;
  - (d) A summary of any amendments to the tax expenditure since it was enacted;
  - (e) To the extent that pertinent information is available, estimates of:
    - (1) The fiscal impact to this State and local governments of the tax expenditure during each fiscal year of the biennium in which the report is prepared;
    - (2) The number of taxpayers receiving benefit from the tax expenditure; and
    - (3) The revenue that would result from repeal of the tax expenditure; and
  - (f) A statement of:
    - (1) Any pertinent information which is not available to prepare the estimates required by paragraph (e); and
    - (2) The reasons for the unavailability of that information.
3. Each agency, bureau, board, commission, department, division, office and other governmental entity of the State of Nevada, each county treasurer and county assessor and each entity receiving the benefit of a tax expenditure, shall respond fully and appropriately to any request for information made by the Executive Director for use in the report required by this section not later than 30 days after such a request is made, to the extent that the requested information is not confidential, privileged or otherwise protected from disclosure by any provision of state or federal law.
4. As used in this section, “tax expenditure” means any law of this State that exempts, in whole or in part, certain persons, income, goods, services or property from the impact of established taxes, including, without limitation, tax abatements, tax credits, tax deductions, tax deferrals, tax exemptions, tax exclusions, tax subtractions and preferential tax rates.  
(Added to NRS by [2013, 3677](#))



STATE OF NEVADA  
DEPARTMENT OF TAXATION

MAIN OFFICE  
3850 Arrowhead Drive  
Carson City, Nevada 89706

JOE LOMBARDO  
*Governor*

GEORGE KELESIS  
*Chair, Nevada Tax Commission*

SHELLIE HUGHES  
*Executive Director*

**Exhibit A**

March 2, 2026

*Via Certified Mail: 9489009000276499219684*

Assessor's Association of Nevada  
c/o Burton Hilton  
297 Nevada Northern Railway, Suite 3  
Ely, NV 89301

Re: Advisory Opinion No. 26-003 - Assessor's Association of Nevada

Dear Petitioner:

The Nevada Department of Taxation ("Department") received correspondence from the Assessor's Association of Nevada ("Petitioner") seeking an advisory opinion on the applicability of personal property tax to property held for both sale and lease.

Any person<sup>1</sup> may petition for an advisory opinion concerning matters within the jurisdiction of the Department or Commission pursuant to Nevada Administrative Code ("NAC") 360.190. The Department can provide advisory opinions but cannot provide legal advice. Moreover, the Department can only provide advisory opinions on matters and issues related to taxation.

Please be advised that the opinions expressed in this Advisory Opinion ("Opinion") are limited to the specific facts, circumstances, and transactions described in the information you provided to the Department in your correspondence. No reliance should be placed on this Opinion for any purpose other than that described herein. Please be further advised that subsequent statutory or administrative rule changes or judicial interpretation of the statutes or rules upon which any opinion is based may subject similar future transactions, situations, claims, or requests to treatment other than that expressed in this Opinion.

**Question Presented**

Whether personal property held for both sale and lease is subject to personal property tax.

<sup>1</sup> Petitioner may or may not constitute a "person." See NRS 0.039.

## **Short Answer**

Yes. Personal property held for both sale and lease is subject to personal property tax unless the taxpayer can clearly demonstrate that no lease occurred.

## **Law and Analysis**

Nevada Revised Statute (“NRS”) 361.068 exempts “personal property held for sale by a merchant” from taxation. This exemption reflects the Nevada Constitution’s directive that “the legislature shall provide by law for a progressive reduction in the tax upon business inventories” and ultimately exempts such inventories from taxation.<sup>2</sup> The statutory exemption is intended to prevent the taxation of goods that merchants intend to sell in the ordinary course of business.

However, NRS 361.159 provides that “when personal property, or a portion of personal property, which for any reason is exempt from taxation is leased, loaned or otherwise made available to and used by a natural person, association or corporation in connection with a business conducted for profit, the leasehold interest, possessory interest, beneficial interest or beneficial use of any such lessee or user of the property is subject to taxation.” In short, personal property that is otherwise exempt loses its tax-exempt status when leased or used in a for-profit business.

The Nevada Supreme Court has repeatedly emphasized that “tax exemptions are strictly construed in favor of finding taxability and any reasonable doubt about whether an exemption applies must be construed against the taxpayer.”<sup>3</sup> Thus, a taxpayer claiming an exemption must clearly demonstrate eligibility, and any reasonable doubt regarding its applicability must be construed against the taxpayer.<sup>4</sup> A taxpayer cannot rely on ambiguous language or uncertain facts to establish exemption eligibility.<sup>5</sup>

Accordingly, if the taxpayer conducts business involving both the sale and rental of personal property, all such property is subject to personal property tax, except for items where the taxpayer can clearly establish that no lease occurred.

## **Conclusion**

Based on the foregoing, it is the Department’s opinion that personal property held for both sale and lease is subject to personal property tax unless the taxpayer can clearly demonstrate that an exemption applies.

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<sup>2</sup> NRS Const. Art. 10, § 1

<sup>3</sup> *Jim L. Shetakis Distributing Co., Inc. v. State, Dept. of Taxation*, 108 Nev. 901 (1992)

<sup>4</sup> *Sierra Pac. Power Co. v. Department of Taxation*, 96 Nev. 295 (1980); see also *Great American Airways v. Nevada State Tax Com’n*, 101 Nev. 422 (1985)

<sup>5</sup> *Clark County Sports Enterprises, Inc. v. City of Las Vegas*, 96 Nev. 167 (1980)

Please be advised, once again, that this response is subject to the limitations set forth herein. Should you have any further requests, please submit them in accordance with NAC 360.190 and ensure that all necessary supporting information is provided.

Sincerely,

A handwritten signature in blue ink, appearing to read "Shellie Hughes".

Shellie Hughes  
Executive Director

cc: Jung Yeo, DAG

*Please be advised, the response given in this letter is limited to the specific question, transaction, and fact referred to in your advisory opinion request and subsequent correspondence between Taxpayer and the Department. No reliance should be placed on this opinion for any purpose other than that described herein. This opinion is based upon the representations, documents, facts, and assumptions that have been included or referenced therein and the assumption that such information is accurate, true, and authentic. In the event any of the representations, facts, or assumptions are incorrect, in whole or in part, one or more of the conclusions reached in this opinion might be adversely affected. You are further advised that subsequent statutory or administrative rule changes or judicial interpretations of the statutes or rules upon which this advice is based may subject similar future transactions to a different treatment than expressed in this reply to your written inquiry. It should be noted that the conclusions reached in this advisory opinion are not binding on any administrative body or any court of law, but rather these findings are the Department's interpretation of the applicable statutes, case law, regulations, and other rules.*

# Assessors' Association of Nevada

December 30, 2025

Shellie Hughes  
Executive Director  
Nevada Department of Taxation  
3850 Arrowhead Drive  
Carson City, NV 89706

**Re: Request for an Advisory Opinion per NAC 360.190**

Dear Ms. Hughes,

**I. Request for Advisory Opinion**

The Assessors' Association of Nevada respectfully requests an advisory opinion per NAC 360.190.

**II. Statement of Issue to be Resolved**

Whether personal property/assets which are rented or leased for profit are subject to personal property taxes under Nevada law?

**III. Statement of Facts**

On December 18, 2023, you responded (Department of Taxation Opinion 23-005 (the "Opinion")) to our Request for an Advisory Opinion submitted on September 18, 2023, regarding whether machinery and equipment held in inventory by a business primarily engaged in renting or leasing is subject to personal property taxes under Nevada law. The Opinion found in order to determine whether personal property held for both sale and lease is exempt from taxation, the county assessor must engage in a factual inquiry into the taxpayer's primary purpose for purchasing the property.

Since the Opinion was issued it has caused confusion and potential misapplication. Specifically, Empire Southwest LLC in its "Petitioners' Combined Opening Brief" before the Nevada State Board of Equalization claimed that the Opinion supports their position that sporadic rental of equipment does not convert that equipment to taxable as long as the taxpayer's primary purpose is to sell the property. The Opening Brief states "that property is considered as exempt inventory if the primary purpose of the property is to be sold. Thus, sporadic rental of inventory does not deprive the property of the exemption so long as the primary purpose is to sell the property. All Empire equipment in the real fleet is intended for and does end up being sold as used equipment".

## Assessors' Association of Nevada

The Assessor's Association believes this argument exceeds the scope of the Opinion and requests the Department review and clarify its prior Opinion that NRS 361.068 is not a blanket exemption for all inventory held by property owners as long as the taxpayer's primary purpose in purchasing the equipment is to eventually sell the property. Furthermore, during the September 2025 State Board of Equalization hearings State Board Member Bancroft opined that when the tax-exempt heavy equipment is rented that the property becomes taxable pursuant to NRS 361.159 and that county assessors could assess and collect taxes from the renter for the proportional use of the tax-exempt equipment/inventory. Such an interpretation is not consistent with the current provisions of Nevada law and would be impracticable for county assessor as equipment could be rented to multiple people throughout the fiscal year. Such an interpretation would lead to an absurd result regarding the assessment and collection of personal property that is not entitled to an exemption.

### **IV. Relevant Legislative History, Statutes, Rules and Agency Decisions**

In three separate legislative sessions the heavy equipment rental industry lobbied the Nevada Legislature for a tax exemption for heavy equipment that is owned by a person engaged in the business of renting or leasing equipment regardless of whether the property is subsequently sold by the owner. See AB388 (2019); AB279 (2021) and SB233 (2023). Each time the heavy equipment industry attempted to exempt personal property that was leased as inventory held for sale under NRS 361.068. The Nevada Legislature's failure to exempt such property from taxation is evidence that such property is intended to be taxable property in Nevada and not exempt from taxation. See *McKay v Board of Cty Commissioners*, 103 Nev. 490, 492 n.2 (1987) finding that failure to adopt a proposed amendment is evidence of legislative intent to the contrary.

NRS 361.068(1)(a) provides a personal property exemption for personal property held for sale by a merchant. Black's law defines "merchant" as one whose business is buying and selling goods for profit. Here, heavy equipment rental businesses are not "merchants" as required by NRS 361.068 as they are in the business of renting goods not buying and selling of goods. The fact that they might sell a piece of equipment does not make them merchants pursuant to NRS 361.068.

Lastly, NRS 361.159 requires that when personal property, or a portion of personal property which for any reason is exempt from taxation is leased, loaned or otherwise made available to and used by a natural person, association or corporation in connection with a business conducted for profit, the leasehold interest, possessory interest, beneficial interests or beneficial use of any such leasee or user of the property is subject to taxation to the extent the portion of the property leased or used and percentage of time during the fiscal year that the property is leased to the lease or used by the user in accordance with NRS 361.2275 to the extent it can be segregated and identified. Requiring county assessors to apportion and tax each person that rents such property would lead to an absurd result and is also inconsistent with the new recovery fee authorized by the 2025 Legislature in SB196 that allows heavy equipment rental companies to charge a recovery fee to offset the personal property taxes levied on such equipment.

# Assessors' Association of Nevada

## V. Argument

The Opinion begins by stating “the statute is silent as to the treatment of personal property that is both for sale and lease.” The Assessors’ Association respectfully disagrees. Nevada law does not make a specific distinction in the treatment of personal property that is both for sale and for lease because capitalized assets are not inventory according to Generally Accepted Accounting Principles and International Financial Reporting Standards. Rental equipment is a fixed asset from acquisition, regardless of whether it is being rented, idle, or in active use. Audits conducted by Tax Management Associates, Inc. reported the rental equipment of Empire Equipment as taxable fixed assets.

The Opinion goes on to state “Nevada courts have held that when personal property serves a dual purpose, the primary purpose of the property determines whether the property is taxable or exempt from taxation” by citing *Nevada Tax Commission v. Nevada Cement Company*, 117 Nev. 960. The case questioned whether manufacturing equipment purchased by Nevada Cement for use in their manufacturing process was subject to sales and use tax. It is understandable that there is a lack of direct precedent in property tax law mainly due to the adjudicatory capacity of the boards of equalization. In this case the court ruled that the primary purpose of acquisition is the basis for taxation *and* that an exemption applies only if goods were purchased solely for resale in the normal course of business. While the *Nevada Cement* case is helpful in determining sales and use tax as it relates to property used in manufacturing it is not the same as personal property tax held for sale by a merchant. While the taxpayer’s intent in purchasing the property may be relevant for sale and use tax with respect to personal property taxes the appropriate consideration should be how the property is used by the taxpayer.

The Opinion concludes that “NRS 361.068(1)(a) requires a factual inquiry into the taxpayer’s primary purpose for purchasing the property”. Again, the Assessors’ Association respectfully disagrees. NRS 361.068(1) does exempt personal property held for sale by a merchant or manufacturer, meaning inventories are sold not rented by a business to generate income. There is no requirement for the assessor to ascertain the taxpayer’s primary purpose for purchasing a business asset. Shifting this responsibility to county assessors to ascertain the taxpayer’s primary purpose is not required by NRS 361.068. Furthermore, Nevada property tax exemptions are strictly construed against the taxpayer. *Sierra Pacific Power Company v. Department of Taxation*, 96 Nev. 295, 298 (1980). Any reasonable doubt about the applicability of an exemption must be construed against the taxpayer. *Id.* Here, NRS 361.068 is clear and does not require the county assessor to ascertain the taxpayer’s primary purpose for purchasing the property.

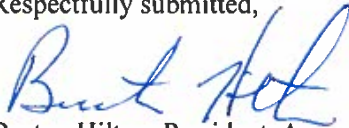
It is a well-established rule of statutory construction that effect must be given to every word in a statute, and read as a whole, in context. While NRS 361.227 requires the value of real property to be determined considering the uses to which it may lawfully be put. NRS 361.265 “enables the county assessor to make assessments” of “all the personal property within the county, owned, claimed, possessed, controlled or managed by those persons, firms, corporations, associations or companies”. Therefore, possession of personal property by businesses on the lien date and not use that is the consideration when assessing business personal property for property taxes in Nevada per NRS 361.265(2)(a).

## Assessors' Association of Nevada

Under Nevada law, personal property used by a business (or for income production) is subject to ad valorem taxation. It is perverse and inequitable for such companies to consider rental equipment as fixed assets for income tax purposes and then allow them to consider the same equipment as inventory to evade property taxes.

It is important to note that in three separate legislative sessions the heavy equipment rental industry has attempted to pass legislation to exempt this type of equipment and in all three legislative sessions, 2019, 2021 and 2023 the legislation failed. If the legislature intended this type of property to be tax exempt it would have passed such legislation, but instead in the 2025 legislative session that Nevada Legislature passed SB196, which authorizes a heavy equipment rental company to charge a recovery fee in an amount not to exceed 2 percent of the rental charge. The recovery fee is intended to offset the personal property taxes levied on heavy equipment rental property. If the Legislature intended rental equipment to be tax exempt merely based on the intent of the property owner that they might eventually sell the property, the Nevada Legislature would have granted the industry the requested tax exemption in 2019, 2021 or 2023, but instead in 2025 the Nevada Legislature authorized the heavy rental equipment industry to impose a recovery fee to recoup personal property taxes paid. Clearly, the Nevada Legislature does not intend heavy rental equipment to be tax exempt. The Assessor Association is requesting that the Department of Taxation issue clear guidance consistent with the legislative intent and history regarding the taxability of heavy equipment owned by companies primarily engaged in renting or leasing equipment.

Respectfully submitted,



Burton Hilton, President, Assessors' Association of Nevada  
White Pine County Assessor

# Humboldt County Personal Property Record Card

Acct **EQ000104** Situs **ON RENT -VARIOUS LOCATIONS WINNEMUCCA** Printed **4/10/2026** Tax Year **2025/2026**

EMPIRE SOUTHWEST LLC

3300 SAINT ROSE PARKWAY  
HENDERSON NV 89052

APN		Totals	
Tax Dist	Golconda Fire District	Aquisition	\$13,832,093
NBC	EQ-EQUIPMENT	Taxable	\$10,900,436
Land Use		Assessed	\$3,815,158
SPC		Exemptions	\$0
Cap Code		Abatements	\$0
St Use Code	LEASING COMPANIES	Net Assessed	\$3,815,158
NAICS	532412-Construction, Mining, and Forestry M	New to Roll	\$3,815,158



## Exhibit B

Billing	
Method	
Bill Date	10/28/2025
Processed by	NB

\* = new to roll

	Asset Code	Asset Category	Specific Description	Serial #	Ec Lf	Ex Cd	Year Acq	Aquisition or Unit Cost	Units	Factors			Taxable Value	Override Value	Assessed Value
										Index	%Good	%Mult			
*1	MAC	MACHINERY	EE19219: AIR COMPRESSOR	XAS1800CD	15		2022	243516.00	1	1.10	65.00	100.00	174,114		60,940
*2	MAC	MACHINERY	22-181: AIR COMPRESSOR	XAS950CD	15		2022	125215.00	1	1.10	65.00	100.00	89,528		31,335
*3	MAC	MACHINERY	CE016996: ARTICULATED TRU	730-04 TG	15		2023	330107.00	1	1.04	75.00	100.00	257,483		90,119
*4	MAC	MACHINERY	CE019434C: AUGER	A-24BU	15		2022	5513.00	1	1.10	65.00	100.00	3,942		1,380
*5	MAC	MACHINERY	CE017524: BACKHOE LOADEF	420XE4ECIF	15		2023	128576.00	1	1.04	75.00	100.00	100,289		35,101
*6	MAC	MACHINERY	CE008416: BOOMLIFT	S85	15		2022	42874.00	1	1.10	65.00	100.00	30,655		10,729
*7	MAC	MACHINERY	CE006026: BOOMLIFT	S85 PWR	15		2022	46084.00	1	1.10	65.00	100.00	32,950		11,533
*8	MAC	MACHINERY	CE012027: BOOMLIFT	S85 XC PW	15		2022	86744.00	1	1.10	65.00	100.00	62,022		21,708
*9	MAC	MACHINERY	CE015631: BOOMLIFT	SX135XCPV	15		2022	257545.00	1	1.10	65.00	100.00	184,145		64,451
*10	MAC	MACHINERY	CE004961N: BUCKET	BL-1.51TGP	15		2022	3476.00	1	1.10	65.00	100.00	2,486		870
*11	MAC	MACHINERY	CE015897A:BUCKET	BL-12PO	15		2022	1175.00	1	1.10	65.00	100.00	840		294
*12	MAC	MACHINERY	CE012798C: BUCKET	BL-24PO	15		2022	1040.00	1	1.10	65.00	100.00	744		260
*13	MAC	MACHINERY	12-206:BUCKET	DB200NP	15		2022	1680.00	1	1.10	65.00	100.00	1,201		420
*14	MAC	MACHINERY	CE016523:EXCAVATOR	315-07 P	15		2023	216335.00	1	1.04	75.00	100.00	168,741		59,059
*15	MAC	MACHINERY	CE022231Z: FORKS	BL-ITFKS	15		2024	3169.00	1	1.01	87.00	100.00	2,785		975
*16	MAC	MACHINERY	CE022524F: FORKS	TL-72"CFKS	15		2024	2010.00	1	1.01	87.00	100.00	1,766		618
*17	MAC	MACHINERY	20-400: FUEL TANKS	FUEL-TANK	15		2022	10290.00	1	1.10	65.00	100.00	7,357		2,575
*18	MAC	MACHINERY	EE14396: GENSET	XQ2000	15		2016	523012.00	1	1.35	28.00	100.00	197,698		69,194
*19	MAC	MACHINERY	21-226: GENSET	XQ350	15		2022	11413.00	1	1.10	65.00	100.00	8,160		2,856
*20	MAC	MACHINERY	CE022979H: HAMMER	CB-H140S	15		2024	62815.00	1	1.01	87.00	100.00	55,195		19,318
*21	MAC	MACHINERY	19-318: LIGHT TOWER	LT-NLV	15		2022	4158.00	1	1.10	65.00	100.00	2,973		1,041
*22	MAC	MACHINERY	23-126: PUMP	6GSHDP	15		2023	114428.00	1	1.04	75.00	100.00	89,254		31,239
*23	MAC	MACHINERY	CE016523Q: QUICK COUPLER	A-CU	15		2023	6656.00	1	1.04	75.00	100.00	5,192		1,817

This document accurately conveys information stored in the Assessor's database at the time of printing. This data was developed for assessment purposes only. No liability is assumed to the accuracy, sufficiency or suitability of the information contained herein for any other particular use. The Humboldt County Assessor's Office assumes no liability whatsoever associated with use or misuse of such data.

# Humboldt County Personal Property Record Card

Acct: **EQ000104** EMPIRE SOUTHWEST LLC

Situs ON RENT -VARIOUS LOCATIONS WINNEMUCI

Tax Year: 2025/2026

Asset Code	Asset Category	Specific Description	Serial #	Ec Lf	Ex Cd	Year Acq	Aquisition or Unit Cost	Units	Factors			Taxable Value	Override Value	Assessed Value
									Index	%Good	%Mult			
*24	MAC	MACHINERY	CE012090: SCISSORLIFT	4632		2022	13636.00	1	1.10	65.00	100.00	9,750		3,413
*25	MAC	MACHINERY	CE011338: SCISSORLIFT	GS3232		2022	19041.00	1	1.10	65.00	100.00	13,614		4,765
*26	MAC	MACHINERY	CE009998: TELEHANDLER	TH255C		2022	72771.00	1	1.10	65.00	100.00	52,031		18,211
*27	MAC	MACHINERY	CE010025: TELEHANDLER	TH255C		2022	77778.00	1	1.10	65.00	100.00	55,611		19,464
*28	MAC	MACHINERY	CE011497: TELEHANDLER	TL10054		2022	105487.00	1	1.10	65.00	100.00	75,423		26,398
*29	MAC	MACHINERY	CE014893: TELEHANDLER	TL10054		2022	123311.00	1	1.10	65.00	100.00	88,167		30,858
*30	MAC	MACHINERY	CE016482: TELEHANDLER	TL12054		2023	176432.00	1	1.04	75.00	100.00	137,617		48,166
*31	MAC	MACHINERY	CE014833: TELEHANDLER	TL8042		2022	116890.00	1	1.10	65.00	100.00	83,576		29,252
*32	MAC	MACHINERY	CE009627: TELEHANDLER	TL8042		2022	86904.00	1	1.10	65.00	100.00	62,136		21,748
*33	MAC	MACHINERY	23-115: TRANSFORMER	75KVA TRA		2023	15245.00	1	1.04	75.00	100.00	11,891		4,162
*34	MAC	MACHINERY	18-168: TRANSFORMER	VANTRANS		2022	38008.00	1	1.10	65.00	100.00	27,176		9,512
*35	MAC	MACHINERY	CE040811: ARTICULATED TRU	730-04		2024	487255.00	1	1.01	87.00	100.00	428,151		149,853
*36	MAC	MACHINERY	CE040810: ARTICULATED TRU	730-04		2024	444497.00	1	1.01	87.00	100.00	390,580		136,703
*37	MAC	MACHINERY	CE016697: ARTICULATED TRU	730-040 TG		2023	489468.00	1	1.04	75.00	100.00	381,785		133,625
*38	MAC	MACHINERY	CE016382C: BUCKET	B-24BU		2022	6074.00	1	1.10	65.00	100.00	4,343		1,520
*39	MAC	MACHINERY	CE0144981: BUCKET	B-48BU		2022	7340.00	1	1.10	65.00	100.00	5,248		1,837
*40	MAC	MACHINERY	CE017715J: BUCKET	DB-54BU		2022	15934.00	1	1.10	65.00	100.00	11,393		3,988
*41	MAC	MACHINERY	CE017421J: BUCKET	B-54BU		2022	14100.00	1	1.10	65.00	100.00	10,082		3,529
*42	MAC	MACHINERY	E601758: DOZER	D4-16VP T1		2025	241700.00	1	1.00	100.00	100.00	241,700		84,595
*43	MAC	MACHINERY	E205191: DOZER	D5-17VP		2025	307361.00	1	1.00	100.00	100.00	307,361		107,576
*44	MAC	MACHINERY	E601617: DOZER	D62LGPVP1		2025	526191.00	1	1.00	100.00	100.00	526,191		184,167
*45	MAC	MACHINERY	CE013444: EXCAVATOR	325F P		2022	183802.00	1	1.10	65.00	100.00	131,418		45,996
*46	MAC	MACHINERY	CE014006: EXCAVATOR	336-07 P		2022	332803.00	1	1.10	65.00	100.00	237,954		83,284
*47	MAC	MACHINERY	CE011839: EXCAVATOR	33607 P		2022	349767.00	1	1.10	65.00	100.00	250,084		87,529
*48	MAC	MACHINERY	SIT11123: GPS TOOL KIT	ERTHWX KI		2025	64762.00	1	1.00	100.00	100.00	64,762		22,667
*49	MAC	MACHINERY	SIT11124: GPS TOOL KIT	ERTHWX KI		2025	60035.00	1	1.00	100.00	100.00	60,035		21,012
*50	MAC	MACHINERY	CE014638Z: GPS TOOL KIT	ERTHWX KI		2024	64326.00	1	1.01	87.00	100.00	56,523		19,783
*51	MAC	MACHINERY	E197685: MOTOR GRADER	14-15 T2		2024	555196.00	1	1.01	87.00	100.00	487,851		170,748
*52	MAC	MACHINERY	CE041411: MOTOR GRADER	150-15 AWC		2024	448755.00	1	1.01	87.00	100.00	394,321		138,012
*53	MAC	MACHINERY	CE013444Z: QUICK COUPLER	B-CU		2022	5872.00	1	1.10	65.00	100.00	4,198		1,469
*54	MAC	MACHINERY	CE014006Q: QUICK COUPLER	DB-CU		2022	11330.00	1	1.10	65.00	100.00	8,101		2,835
*55	MAC	MACHINERY	CE015217Q: QUICK COUPLER	DB-CU		2022	7158.00	1	1.10	65.00	100.00	5,118		1,791

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# Humboldt County Personal Property Record Card

Acct: **EQ00104**

EMPIRE SOUTHWEST LLC

Situs ON RENT -VARIOUS LOCATIONS WINNEMUCI

Tax Year: 2025/2026

Asset Code	Asset Category	Specific Description	Serial #	Ec Lf	Ex Cd	Year Acq	Aquisition or Unit Cost	Units	Factors			Taxable Value	Override Value	Assessed Value
									Index	%Good	%Mult			
*56	MAC	MACHINERY	CE016732: WHEEL LOADER	972-14		2023	502016.00	1	1.04	75.00	100.00	391,573		137,051
*57	MAC	MACHINERY	CE017894: ARTICULATED TRU	745-04 WT		2024	664002.00	1	1.01	87.00	100.00	583,459		204,211
*58	MAC	MACHINERY	CE015807N: BUCKET	SSL-74GP		2022	1120.00	1	1.10	65.00	100.00	801		280
*59	MAC	MACHINERY	CE040461: SKIDSTEER	239D3 CA		2023	59348.00	1	1.04	75.00	100.00	46,292		16,202
*60	MAC	MACHINERY	CE014665: TELEHANDLER	TL943-05CA		2022	145934.00	1	1.10	65.00	100.00	104,343		36,520
*61	MAC	MACHINERY	CE020543Z: AUGER	SSL-A41		2023	2828.00	1	1.04	75.00	100.00	2,206		772
*62	MAC	MACHINERY	E200466: AUGER	A-30BU		2024	5763.00	1	1.01	87.00	100.00	5,064		1,772
*63	MAC	MACHINERY	CE017420C: AUGER	BIT-24'AUG		2022	848.00	1	1.10	65.00	100.00	606		212
*64	MAC	MACHINERY	E204067: BROOM	SSL-BR118		2025	6040.00	1	1.00	100.00	100.00	6,040		2,114
*65	MAC	MACHINERY	CE008528N: BUCKET	938-FCBU		2022	5499.00	1	1.10	65.00	100.00	3,932		1,376
*66	MAC	MACHINERY	CE019430F: BUCKET	938-FCFKS		2022	8191.00	1	1.10	65.00	100.00	5,857		2,050
*67	MAC	MACHINERY	CE019676E: BUCKET	B-36BU		2022	8836.00	1	1.10	65.00	100.00	6,318		2,211
*68	MAC	MACHINERY	CE011016N: BUCKET	SSL-68GP		2022	867.00	1	1.10	65.00	100.00	620		217
*69	MAC	MACHINERY	CE019593N: BUCKET	SSL-80GP		2022	1550.00	1	1.10	65.00	100.00	1,108		388
*70	MAC	MACHINERY	CE016197N: BUCKET	SSL-80GPT		2022	1671.00	1	1.10	65.00	100.00	1,195		418
*71	MAC	MACHINERY	CE021856Z: BUCKET	SSL-BU115		2023	5115.00	1	1.04	75.00	100.00	3,990		1,397
*72	MAC	MACHINERY	CE007860:COMPACTOR	CS44BA CA		2022	94320.00	1	1.10	65.00	100.00	67,439		23,604
*73	MAC	MACHINERY	CE022724: COMPACTOR	SSL-CV117		2024	9968.00	1	1.01	87.00	100.00	8,759		3,066
*74	MAC	MACHINERY	CE016626:EXCAVATOR	315-07 P		2023	217527.00	1	1.04	75.00	100.00	169,671		59,385
*75	MAC	MACHINERY	CE016079: EXCAVATOR	320-07 P		2022	205601.00	1	1.10	65.00	100.00	147,005		51,452
*76	MAC	MACHINERY	CE022234F: FORKS	SSL-48FKS		2024	944.00	1	1.01	87.00	100.00	829		290
*77	MAC	MACHINERY	23-080: FUEL TANK	FT500GAL		2023	7270.00	1	1.04	75.00	100.00	5,671		1,985
*78	MAC	MACHINERY	EE20520: GENSET	DCA70SS		2023	60540.00	1	1.04	75.00	100.00	47,222		16,528
*79	MAC	MACHINERY	EE20570: GENSET	DCA45SS		2023	39969.00	1	1.04	75.00	100.00	31,176		10,912
*80	MAC	MACHINERY	22-294: GENSET	DGK70F		2022	48406.00	1	1.10	65.00	100.00	34,611		12,114
*81	MAC	MACHINERY	23-388: LIGHT TOWER	LT-NLPRIIV		2023	15182.00	1	1.04	75.00	100.00	11,842		4,145
*82	MAC	MACHINERY	CE041319: MOTOR GRADER	150-15		2024	388065.00	1	1.01	87.00	100.00	340,993		119,348
*83	MAC	MACHINERY	15-309: PUMP	8GSTAP-SA		2022	46305.00	1	1.10	65.00	100.00	33,108		11,588
*84	MAC	MACHINERY	CE016626Q: QUICK COUPLER	A-CU		2023	7181.00	1	1.04	75.00	100.00	5,601		1,960
*85	MAC	MACHINERY	CE016079Q: QUICK COUPLER	B-CU		2022	7433.00	1	1.10	65.00	100.00	5,314		1,860
*86	MAC	MACHINERY	CE010480: SKIDSTEER	262D CA		2022	35437.00	1	1.10	65.00	100.00	25,338		8,868
*87	MAC	MACHINERY	CE040100: SKIDSTEER	289D3XPSC		2022	76688.00	1	1.10	65.00	100.00	54,832		19,191

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# Humboldt County Personal Property Record Card

Acct: **EQ000104** EMPIRE SOUTHWEST LLC

Situs ON RENT -VARIOUS LOCATIONS WINNEMUCI

Tax Year: 2025/2026

	Asset Code	Asset Category	Specific Description	Serial #	Ec Lf	Ex Cd	Year Acq	Aquisition or Unit Cost	Units	Factors			Taxable Value	Override Value	Assessed Value
										Index	%Good	%Mult			
*88	MAC	MACHINERY	E602663: SKIDSTEER	299D3XE CA	15		2025	103825.00	1	1.00	100.00	100.00	103,825		36,339
*89	MAC	MACHINERY	CE040983: TELEHANDLER	TL1055-5CA	15		2024	207990.00	1	1.01	87.00	100.00	182,761		63,966
*90	MAC	MACHINERY	CE014669: TELEHANDLER	TL1255-05	15		2022	190474.00	1	1.10	65.00	100.00	136,189		47,666
*91	MAC	MACHINERY	CE014671: TELEHANDLER	TL1255-05	15		2022	190493.00	1	1.10	65.00	100.00	136,202		47,671
*92	MAC	MACHINERY	CE012573: TELEHANDLER	TL943D CA	15		2022	124866.00	1	1.10	65.00	100.00	89,279		31,248
*93	MAC	MACHINERY	CE018058T: THUMB	B-TH	15		2022	11261.00	1	1.10	65.00	100.00	8,052		2,818
*94	MAC	MACHINERY	E199484: TRENCHER	SSL-T112	15		2024	7162.00	1	1.01	87.00	100.00	6,294		2,203
*95	MAC	MACHINERY	CE010486: WHEEL LOADER	938M 3V FC	15		2022	197880.00	1	1.10	65.00	100.00	141,484		49,519
*96	MAC	MACHINERY	19-089: PUMP	8GHHAP-SS	15		2022	200556.00	1	1.10	65.00	100.00	143,398		50,189
*97	MAC	MACHINERY	CE014414: WATER TOWER	12K TOWEF	15		2022	54036.00	1	1.10	65.00	100.00	38,636		13,523
*98	MAC	MACHINERY	CE016955: AIR COMPRESSOR	XAS188	15		2023	21170.00	1	1.04	75.00	100.00	16,513		5,780
*99	MAC	MACHINERY	CE0151000: AIR COMPRESSOR	XAS188	15		2022	16155.00	1	1.10	65.00	100.00	11,551		4,043
*100	MAC	MACHINERY	EE20309: AIR COMPRESSOR	XAS400CD	15		2024	65547.00	1	1.01	87.00	100.00	57,596		20,159
*101	MAC	MACHINERY	EE19226: AIR COMPRESSOR	XAS400CD	15		2023	58814.00	1	1.04	75.00	100.00	45,875		16,056
*102	MAC	MACHINERY	CE015290: BACKHOE LOADER	420-74ECPM	15		2022	109560.00	1	1.10	65.00	100.00	78,335		27,417
*103	MAC	MACHINERY	E187729: BOOMLIFT	S45 XC	15		2024	88137.00	1	1.01	87.00	100.00	77,446		27,106
*104	MAC	MACHINERY	CE0176776C: BUCKET	7T-24PO	15		2022	1626.00	1	1.10	65.00	100.00	1,163		407
*105	MAC	MACHINERY	E205361: BUCKET	7T-B8S	15		2025	10245.00	1	1.00	100.00	100.00	10,245		3,586
*106	MAC	MACHINERY	CE012468N: BUCKET	926-FCBU	15		2022	4532.00	1	1.10	65.00	100.00	3,240		1,134
*107	MAC	MACHINERY	CE15390B: BUCKET	BL-18PO	15		2022	1024.00	1	1.10	65.00	100.00	732		256
*108	MAC	MACHINERY	CE0170732G: BUCKET	CB-42BU	15		2022	7861.00	1	1.10	65.00	100.00	5,621		1,967
*109	MAC	MACHINERY	CE007395G: BUCKET	CB-42BU	15		2022	4845.00	1	1.10	65.00	100.00	3,465		1,213
*110	MAC	MACHINERY	CE016203N : BUCKET	SSL-68GP	15		2022	1091.00	1	1.10	65.00	100.00	780		273
*111	MAC	MACHINERY	CE013313N: BUCKET	SSL068GP	15		2022	884.00	1	1.10	65.00	100.00	632		221
*112	MAC	MACHINERY	CE017135N: BUCKET	SSL-74GP	15		2022	1184.00	1	1.10	65.00	100.00	846		296
*113	MAC	MACHINERY	CE017106: COMPACTOR	BMP8500	15		2023	33909.00	1	1.04	75.00	100.00	26,449		9,257
*114	MAC	MACHINERY	CE015858: COMPACTOR	CB2.7GC-03	15		2022	45718.00	1	1.10	65.00	100.00	32,689		11,441
*115	MAC	MACHINERY	CE017675: FORKLIFT	GP25N	15		2024	37749.00	1	1.01	87.00	100.00	33,170		11,610
*116	MAC	MACHINERY	CE014855: FORKLIFT	GP25N	15		2022	26547.00	1	1.10	65.00	100.00	18,981		6,643
*117	MAC	MACHINERY	EE20522: GENSET	DCA70SS	15		2023	60540.00	1	1.04	75.00	100.00	47,222		16,528
*118	MAC	MACHINERY	23-390: LIGHT TOWER	LT-NLPRIIV	15		2023	15182.00	1	1.04	75.00	100.00	11,842		4,145
*119	MAC	MACHINERY	23-391:LIGHT TOWER	LT-NLPRIIV	15		2023	15182.00	1	1.04	75.00	100.00	11,842		4,145

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# Humboldt County Personal Property Record Card

Acct: **EQ000104**

**EMPIRE SOUTHWEST LLC**

Situs **ON RENT -VARIOUS LOCATIONS WINNEMUCI**

Tax Year: **2025/2026**

	Asset Code	Asset Category	Specific Description	Serial #	Ec Lf	Ex Cd	Year Acq	Aquisition or Unit Cost	Units	Factors			Taxable Value	Override Value	Assessed Value
										Index	%Good	%Mult			
*120	MAC	MACHINERY	23-389: LIGHT TOWER	LT-NLPRIV	15		2023	15182.00	1	1.04	75.00	100.00	11,842		4,145
*121	MAC	MACHINERY	CE011562: MINI EXCAVATOR	307-.07	15		2022	90521.00	1	1.10	65.00	100.00	64,722		22,653
*122	MAC	MACHINERY	CE012468Q: QUICK COUPLER	7T-CU	15		2022	1299.00	1	1.10	65.00	100.00	929		325
*123	MAC	MACHINERY	CE006356: SCISSORLIFT	3219	15		2022	6557.00	1	1.10	65.00	100.00	4,688		1,641
*124	MAC	MACHINERY	16-155: PUMP	SX4500HV	15		2022	6662.00	1	1.10	65.00	100.00	4,763		1,667
*125	MAC	MACHINERY	CE008638: SCISSORLIFT	3219	15		2022	7267.00	1	1.10	65.00	100.00	5,196		1,819
*126	MAC	MACHINERY	CE009148: SCISSORLIFT	3219	15		2022	7545.00	1	1.10	65.00	100.00	5,395		1,888
*127	MAC	MACHINERY	CE008646: SCISSORLIFT	3219	15		2022	7267.00	1	1.10	65.00	100.00	5,196		1,819
*128	MAC	MACHINERY	CE008170: SCISSORLIFT	CS1930	15		2022	6858.00	1	1.10	65.00	100.00	4,904		1,716
*129	MAC	MACHINERY	CE015606: SCISSORLIFT	GS2669 RT	15		2022	42278.00	1	1.10	65.00	100.00	30,229		10,580
*130	MAC	MACHINERY	CE007669: SCISSORLIFT	GS2669 RT	15		2022	23603.00	1	1.10	65.00	100.00	16,876		5,907
*131	MAC	MACHINERY	CE013387: SCISSORLIFT	MCRO13XD	15		2022	9410.00	1	1.10	65.00	100.00	6,728		2,355
*132	MAC	MACHINERY	CE011433: SCISSORLIFT	MICRO 13XI	15		2022	7404.00	1	1.10	65.00	100.00	5,294		1,853
*133	MAC	MACHINERY	CE016823: SKIDSTEER	236D3 CA	15		2023	52006.00	1	1.04	75.00	100.00	40,565		14,198
*134	MAC	MACHINERY	CE040419: SKIDSTEER	249D3 CA	15		2023	63301.00	1	1.04	75.00	100.00	49,375		17,281
*135	MAC	MACHINERY	CE040669: SKIDSTEER	249D3 CA	15		2023	63244.00	1	1.04	75.00	100.00	49,331		17,266
*136	MAC	MACHINERY	CE007726: TELEHANDLER	TH255C	15		2022	55225.00	1	1.10	65.00	100.00	39,486		13,820
*137	MAC	MACHINERY	CE010033: TELEHANDLER	TL1055D	15		2022	122419.00	1	1.10	65.00	100.00	87,530		30,636
*138	MAC	MACHINERY	CE010030: TELEHANDLER	TL1055D	15		2022	114575.00	1	1.10	65.00	100.00	81,921		28,672
*139	MAC	MACHINERY	CE008846: TELEHANDLER	TL642D	15		2022	83350.00	1	1.10	65.00	100.00	59,595		20,858
*140	MAC	MACHINERY	CE016659: WHEEL LOADER	926M FC	15		2023	203837.00	1	1.04	75.00	100.00	158,993		55,648
*141	MAC	MACHINERY	CE017231: WHEEL LOADER	980-14	15		2023	548714.00	1	1.04	75.00	100.00	427,997		149,799

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# Humboldt County Personal Property Record Card

Acct **EQ001042** Situs 3050 E RAILROAD ST WINNEMUCCA Printed 4/10/2026 Tax Year 2025/2026

EMPIRE SOUTHWEST LLC

3300 ST ROSE PARKWAY  
HENDERSON NV 89052

		Totals	
APN	15-0253-04	Aquisition	\$7,740,143
Tax Dist	City of Winnemucca	Taxable	\$5,636,370
NBC	EQ-EQUIPMENT	Assessed	\$1,972,736
Land Use		Exemptions	\$0
SPC		Abatements	\$0
Cap Code		Net Assessed	\$1,972,736
St Use Code	Unknown or Not Applicable	New to Roll	\$1,944,990
NAICS	532412-Construction, Mining, and Forestry M		

Humboldt County Assessor's Office

Andy Heiser • Assessor • Andy.Heiser@humboldtcountynv.gov  
Office: (775) 623-6316 Fax: (775) 623-6311

**Exhibit C**

Billing	
Method	
Bill Date	11/18/2025
Processed by	NB

\* = new to roll

	Asset Code	Asset Category	Specific Description	Serial #	Ec Lf	Ex Cd	Year Acq	Aquisition or Unit Cost	Units	Factors			Taxable Value	Override Value	Assessed Value
										Index	%Good	%Mult			
*1	MAC	MACHINERY	966M BKT GP	140166	15		2022	12716.00		1.10	65.00		9,092		3,182
*2	MAC	MACHINERY	336 BKT 54" PO DB LKG	0MFH43731	15		2022	12044.00		1.10	65.00		8,611		3,014
*3	MAC	MACHINERY	336 THUMB	0THC13628	15		2022	18447.00		1.10	65.00		13,190		4,617
*4	MAC	MACHINERY	HAMMER 336/345/349 H160 77	0HWY10122	15		2024	125500.00		1.01	87.00		110,277		38,597
*5	MAC	MACHINERY	349 BKT 42" PO TB LKG	0MHC06210	15		2022	9702.00		1.10	65.00		6,937		2,428
*6	MAC	MACHINERY	NON NEXT GEN HEX WINDOW	CE9042Z-N	15		2022	189.00		1.10	65.00		135		47
*7	MAC	MACHINERY	SSL/CTL LANDSCAPE TILLER	0LDA01650	15		2022	3429.00		1.10	65.00		2,452		858
*8	MAC	MACHINERY	NEVADA ARCHIVE GROUP	CE14079Z-E	15		2022	318.00		1.10	65.00		228		80
*9	MAC	MACHINERY	320 COUPLER	0HB310020	15		2022	8666.00		1.10	65.00		6,196		2,169
*10	MAC	MACHINERY	PNEUMATIC/AIR TAMPER	M13122021	15		2022	695.00		1.10	65.00		497		174
*11	MAC	MACHINERY	950M FUSION COUPLER	CE016189Q	15		2023	6960.00		1.04	75.00		5,429		1,900
*12	MAC	MACHINERY	320 COUPLER	0HB313641	15		2023	7807.00		1.04	75.00		6,089		2,131
*13	MAC	MACHINERY	950M BKT FC	32142880	15		2025			1.00	100.00				0
*14	MAC	MACHINERY	HAMMER 302/304 SBU220 450	BES123788	15		2022	6409.00		1.10	65.00		4,583		1,604
*15	MAC	MACHINERY	HAMMER SSL/CTL SBU220 49	BES145484	15		2022	6180.00		1.10	65.00		4,419		1,547
*16	MAC	MACHINERY	938 BKT GP	170703169	15		2022	5499.00		1.10	65.00		3,932		1,376
*17	MAC	MACHINERY	GLAZING KIT GENIE/JLG	CE7638Z-N	15		2022	385.00		1.10	65.00		276		97
*18	MAC	MACHINERY	GLAZING KIT GENIE/JLG	CE12000Z-E	15		2022	515.00		1.10	65.00		368		129
*19	MAC	MACHINERY	GLAZING KIT GENIE/JLG	CE12829Z-C	15		2022	379.00		1.10	65.00		271		95
*20	MAC	MACHINERY	GLAZING KIT GENIE/JLG	CE7639Z-N	15		2022	385.00		1.10	65.00		276		97
*21	MAC	MACHINERY	HAMMER PNEUMATIC/AIR 30L	M11751864	15		2022	787.00		1.10	65.00		563		197
*22	MAC	MACHINERY	AUGER BIT 6"	CE13566A-	15		2022	229.00		1.10	65.00		164		57
*23	MAC	MACHINERY	AUGER BIT 9"	CE013818A	15		2022	301.00		1.10	65.00		215		75

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# Humboldt County Personal Property Record Card

Acct: **EQ001042** EMPIRE SOUTHWEST LLC

Situs 3050 E RAILROAD ST WINNEMUCCA

Tax Year: 2025/2026

Asset Code	Asset Category	Specific Description	Serial #	Ec Lf	Ex Cd	Year Acq	Aquisition or Unit Cost	Units	Factors			Taxable Value	Override Value	Assessed Value	
									Index	%Good	%Mult				
*24	MAC	MACHINERY	AUGER BIT 18"	CE016824B	15		2022	852.00		1.10	65.00		609		213
*25	MAC	MACHINERY	AUGER BIT 18"	CE016823B	15		2022	852.00		1.10	65.00		609		213
*26	MAC	MACHINERY	AUGER BIT 36"	CE017668E	15		2022	1409.00		1.10	65.00		1,008		353
*27	MAC	MACHINERY	AUGER BIT 30"	CE021299D	15		2023	1076.00		1.04	75.00		839		294
*28	MAC	MACHINERY	AUGER BIT 9"	CE021980A	15		2023	424.00		1.04	75.00		331		116
*29	MAC	MACHINERY	AUGER BIT 12"	CE021978A	15		2023	475.00		1.04	75.00		371		130
*30	MAC	MACHINERY	A68 AUGER BHL	0N7T00227	15		2022	4000.00		1.10	65.00		2,860		1,001
*31	MAC	MACHINERY	930 BKT	191004676	15		2020	869.00		1.24	49.00		528		185
*32	MAC	MACHINERY	302 BKT 18"	1907390000	15		2022	440.00		1.10	65.00		315		110
*33	MAC	MACHINERY	302 BKT 24"	SCMHDG03	15		2022	509.00		1.10	65.00		364		127
*34	MAC	MACHINERY	305 BKT 12"	A418ABC30	15		2022	742.00		1.10	65.00		530		186
*35	MAC	MACHINERY	320/323/325 BKT 36" PO B LKC	0MHJ91478	15		2022	5737.00		1.10	65.00		4,102		1,436
*36	MAC	MACHINERY	308 BKT 36"	A4197BK20:	15		2022	1562.00		1.10	65.00		1,117		391
*37	MAC	MACHINERY	301 BKT 24"	CMHMDG07	15		2022	408.00		1.10	65.00		292		102
*38	MAC	MACHINERY	305 BKT 18"	A4198BK30	15		2022	700.00		1.10	65.00		501		175
*39	MAC	MACHINERY	305 BKT 12"	4204BK302:	15		2022	687.00		1.10	65.00		491		172
*40	MAC	MACHINERY	305 BKT 24"	A420ABK30	15		2022	908.00		1.10	65.00		649		227
*41	MAC	MACHINERY	420 BKT 18" PO	BK2010062:	15		2022	1024.00		1.10	65.00		732		256
*42	MAC	MACHINERY	420 BKT 24" PO	BL2101303:	15		2022	1273.00		1.10	65.00		910		319
*43	MAC	MACHINERY	302 BKT 10"	SCMHDG09	15		2022	801.00		1.10	65.00		573		201
*44	MAC	MACHINERY	305 BKT 24"	A4212BK30:	15		2022	1008.00		1.10	65.00		721		252
*45	MAC	MACHINERY	SSL/CTL BKT MP 68"	A4213MP20	15		2022	2922.00		1.10	65.00		2,089		731
*46	MAC	MACHINERY	301 BKT 24"	SCMHDG12	15		2022	523.00		1.10	65.00		374		131
*47	MAC	MACHINERY	305 BKT 24"	A4124BK30:	15		2022	1008.00		1.10	65.00		721		252
*48	MAC	MACHINERY	305 BKT 36"	A4215BK30:	15		2022	1211.00		1.10	65.00		866		303
*49	MAC	MACHINERY	320/323/325 BKT 48" PO B LKC	0MFH42518	15		2022	7489.00		1.10	65.00		5,355		1,874
*50	MAC	MACHINERY	303/304 BKT 24"	A4221BK30:	15		2022	1105.00		1.10	65.00		790		277
*51	MAC	MACHINERY	302 BKT 10"	BK25626	15		2022	553.00		1.10	65.00		395		138
*52	MAC	MACHINERY	SSL/CTL BKT GP 80"	A4237BK20:	15		2023	1550.00		1.04	75.00		1,209		423
*53	MAC	MACHINERY	308 BKT 24"	A4237BK20:	15		2023	1838.00		1.04	75.00		1,434		502
*54	MAC	MACHINERY	420 BKT IT	ML2306044:	15		2023	6007.00		1.04	75.00		4,685		1,640
*55	MAC	MACHINERY	420 BKT 24" PO	BL23113503	15		2024	1409.00		1.01	87.00		1,238		433

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# Humboldt County Personal Property Record Card

Acct: **EQ001042** EMPIRE SOUTHWEST LLC

Situs 3050 E RAILROAD ST WINNEMUCCA

Tax Year: 2025/2026

	Asset Code	Asset Category	Specific Description	Serial #	Ec Lf	Ex Cd	Year Acq	Aquisition or Unit Cost	Units	Factors			Taxable Value	Override Value	Assessed Value
										Index	%Good	%Mult			
*56	MAC	MACHINERY	950GC BKT FC	CE017230N	15		2024			1.01	87.00				0
*57	MAC	MACHINERY	SSL/CTL BKT GP 68"	A4241BK20	15		2024	1328.00		1.01	87.00		1,167		408
*58	MAC	MACHINERY	SSL/CTL BKT GP 80"	A4233BK20	15		2024	1550.00		1.01	87.00		1,362		477
*59	MAC	MACHINERY	SSL/CTL BKT GP 74"	A4245BK22	15		2024	1425.00		1.01	87.00		1,252		438
*60	MAC	MACHINERY	303/304 BKT 47" GRADING	A6245MD20	15		2024	1105.00		1.01	87.00		971		340
*61	MAC	MACHINERY	420 BKT 36" PO	BN2405055	15		2025	1780.00		1.00	100.00		1,780		623
*62	MAC	MACHINERY	420 BKT 36" PO	BN2307054	15		2025	1780.00		1.00	100.00		1,780		623
*63	MAC	MACHINERY	SSL/CTL BKT GP 62"	A4212BK21	15		2021	1000.00		1.19	56.00		666		233
*64	MAC	MACHINERY	SSL/CTL BKT GP 86"	A4238BC20	15		2024	1667.00		1.01	87.00		1,465		513
*65	MAC	MACHINERY	420 BKT IT	CE040525N	15		2023			1.04	75.00				0
*66	MAC	MACHINERY	420 BKT 24" PO	BL2307344	15		2023	1409.00		1.04	75.00		1,099		385
*67	MAC	MACHINERY	SSL/CTL BKT GP 62"	CE014154N	15		2022	1000.00		1.10	65.00		715		250
*68	MAC	MACHINERY	420 BKT	A420CBK30	15		2022	1070.00		1.10	65.00		765		268
*69	MAC	MACHINERY	SSL/CTL DOZER BLADE 92"	OJKB00325	15		2022			1.10	65.00				0
*70	MAC	MACHINERY	SSL/CTL BRUSH CUTTER	0WM80129	15		2023	6100.00		1.04	75.00		4,758		1,665
*71	MAC	MACHINERY	420 COUPLER	195XIA0094	15		2023	3303.00		1.04	75.00		2,576		902
*72	MAC	MACHINERY	420 COUPLER	091XIA0094	15		2023	3303.00		1.04	75.00		2,576		902
*73	MAC	MACHINERY	SSL/CTL COMPACTOR ROLLER	0DTM00421	15		2023	9520.00		1.04	75.00		7,426		2,599
*74	MAC	MACHINERY	SSL/CTL FORKS PALLET	A4216CC20	15		2022	768.00		1.10	65.00		549		192
*75	MAC	MACHINERY	SSL/CTL FORKS PALLET	A4247CC20	15		2024	935.00		1.01	87.00		821		287
*76	MAC	MACHINERY	SSL/CTL FORKS PALLET	A4247CC20	15		2024	935.00		1.01	87.00		821		287
*77	MAC	MACHINERY	HAMMER 302 B2S/H45S 250 L	0J4G00280	15		2024	6188.00		1.01	87.00		5,438		1,903
*78	MAC	MACHINERY	HAMMER 302 B2S/H45S 250 L	BES141619	15		2022	5686.00		1.10	65.00		4,066		1,423
*79	MAC	MACHINERY	COMPACTION WHEEL 18" 307	A92412CW2	15		2025	6370.00		1.00	100.00		6,370		2,230
*80	MAC	MACHINERY	SSL/CTL RAKE LANDSCAPE	0E8R00191	15		2022	5064.00		1.10	65.00		3,621		1,267
*81	MAC	MACHINERY	320/323/325 THUMB	0THC06466	15		2022	9331.00		1.10	65.00		6,672		2,335
*82	MAC	MACHINERY	TH-TELEHANDLER BUCKET	103744-5	15		2022	2687.00		1.10	65.00		1,921		672
*83	MAC	MACHINERY	TH-TELEHANDLER BUCKET	CH0902438	15		2024	3858.00		1.01	87.00		3,390		1,187
*84	MAC	MACHINERY	HAMMER TOP PLATE CB	0B0015217	15		2023	4750.00		1.04	75.00		3,705		1,297
*85	MAC	MACHINERY	SSL/CTL TRENCHER T109	0TB700661	15		2022	4802.00		1.10	65.00		3,433		1,202
*86	MAC	MACHINERY	TH-TELEHANDLER TRUSS BC	75667-3	15		2022	1189.00		1.10	65.00		850		298
*87	MAC	MACHINERY	420 24" COMPACTION WHEEL	7775401	15		2022	2277.00		1.10	65.00		1,628		570

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# Humboldt County Personal Property Record Card

Acct: **EQ001042** EMPIRE SOUTHWEST LLC

Situs 3050 E RAILROAD ST WINNEMUCCA

Tax Year: 2025/2026

	Asset Code	Asset Category	Specific Description	Serial #	Ec Lf	Ex Cd	Year Acq	Aquisition or Unit Cost	Units	Factors			Taxable Value	Override Value	Assessed Value
										Index	%Good	%Mult			
*88	MAC	MACHINERY	COMPACTION WHEEL 24" HE	0B4M00375	15		2022	9765.00		1.10	65.00		6,982		2,444
*89	MAC	MACHINERY	AIR COMP	HOP058416	15		2022	12933.00		1.10	65.00		9,247		3,236
*90	MAC	MACHINERY	AIR COMP	HOP031146	15		2022	16155.00		1.10	65.00		11,551		4,043
*91	MAC	MACHINERY	AIR COMP	B6-6E10602	15		2023	14446.00		1.04	75.00		11,268		3,944
*92	MAC	MACHINERY	AIR COMP	B6-6E10598	15		2023	14446.00		1.04	75.00		11,268		3,944
*93	MAC	MACHINERY	AIR COMP	B6-6E10596	15		2023	14446.00		1.04	75.00		11,268		3,944
*94	MAC	MACHINERY	30'ZBOOM	Z30N14-155	15		2022	23081.00		1.10	65.00		16,503		5,776
*95	MAC	MACHINERY	60'ZBOOM	Z62H-3155	15		2022	65480.00		1.10	65.00		46,818		16,386
*96	MAC	MACHINERY	30'ZBOOM	Z30NF-2026	15		2022	30427.00		1.10	65.00		21,756		7,615
*97	MAC	MACHINERY	40'ZBOOM	Z4525F-593	15		2022	45752.00		1.10	65.00		32,713		11,450
*98	MAC	MACHINERY	40'ZBOOM	Z4525F-593	15		2022	45794.00		1.10	65.00		32,742		11,460
*99	MAC	MACHINERY	60'SBOOM	97003822	15		2022	67478.00		1.10	65.00		48,247		16,886
*100	MAC	MACHINERY	40'ZBOOM	300295146	15		2022	75122.00		1.10	65.00		53,712		18,799
*101	MAC	MACHINERY	TOWBOOM	30016014	15		2023	32921.00		1.04	75.00		25,679		8,988
*102	MAC	MACHINERY	80'ZBOOM	Z80H-8938	15		2024	153160.00		1.01	87.00		134,582		47,104
*103	MAC	MACHINERY	UTV	3NSM4A572	15		2022	14391.00		1.10	65.00		10,290		3,602
*104	MAC	MACHINERY	UTV	3NSM4A574	15		2022	14867.00		1.10	65.00		10,630		3,721
*105	MAC	MACHINERY	UTV	3NSM4A57E	15		2022	14322.00		1.10	65.00		10,240		3,584
*106	MAC	MACHINERY	GRIZZLY10'	210407	15		2022	7299.00		1.10	65.00		5,219		1,827
*107	MAC	MACHINERY	PLATE COMP	G-16981	15		2022	1558.00		1.10	65.00		1,114		390
*108	MAC	MACHINERY	PLATE COMP	G-16975	15		2022	1558.00		1.10	65.00		1,114		390
*109	MAC	MACHINERY	PLATE COMP	G-16982	15		2022	1558.00		1.10	65.00		1,114		390
*110	MAC	MACHINERY	30'RTSCISR	37012277	15		2022	30402.00		1.10	65.00		21,737		7,608
*111	MAC	MACHINERY	19'SCISSOR	22125761	15		2022	7545.00		1.10	65.00		5,395		1,888
*112	MAC	MACHINERY	19'SCISSOR	22125768	15		2022	7545.00		1.10	65.00		5,395		1,888
*113	MAC	MACHINERY	30'SCISSOR	70035955	15		2022	13636.00		1.10	65.00		9,750		3,413
*114	MAC	MACHINERY	19'SCISSOR	16907825	15		2022	9361.00		1.10	65.00		6,693		2,343
*115	MAC	MACHINERY	30'RTSCISR	GS69F-200E	15		2022	46387.00		1.10	65.00		33,167		11,608
*116	MAC	MACHINERY	20'RTSCISR	GS69F-201E	15		2022	42278.00		1.10	65.00		30,229		10,580
*117	MAC	MACHINERY	30'RTSCISR	GS69F-2047	15		2022	47010.00		1.10	65.00		33,612		11,764
*118	MAC	MACHINERY	30'RTSCISR	GS69F-204E	15		2022	47010.00		1.10	65.00		33,612		11,764
*119	MAC	MACHINERY	GR-20	GRT-3103	15		2024	16064.00		1.01	87.00		14,116		4,941

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# Humboldt County Personal Property Record Card

Acct: **EQ001042**

**EMPIRE SOUTHWEST LLC**

Situs 3050 E RAILROAD ST WINNEMUCCA

Tax Year: 2025/2026

Asset Code	Asset Category	Specific Description	Serial #	Ec Lf	Ex Cd	Year Acq	Aquisition or Unit Cost	Units	Factors			Taxable Value	Override Value	Assessed Value
									Index	%Good	%Mult			
*120	MAC	MACHINERY	TL8042	160095808	15	2022	85231.00		1.10	65.00		60,940		21,329
*121	MAC	MACHINERY	TL8042	160117158	15	2022	114897.00		1.10	65.00		82,152		28,753
*122	MAC	MACHINERY	TRCHROLLER	1017200000	15	2023	34181.00		1.04	75.00		26,661		9,331
*123	MAC	MACHINERY	S925TX	1VRL0705TI	15	2024	32349.48		1.01	87.00		28,426		9,949
*124	MAC	MACHINERY	S925TX	314000435	15	2022	13532.00		1.10	65.00		9,675		3,386
*125	MAC	MACHINERY	420	0HWC04725	15	2022	78359.00		1.10	65.00		56,027		19,609
*126	MAC	MACHINERY	420	0H8T01238	15	2022	103557.00		1.10	65.00		74,043		25,915
*127	MAC	MACHINERY	420XE	0H8T04278	15	2023	126502.00		1.04	75.00		98,672		34,535
*128	MAC	MACHINERY	249	0WS501309	15	2022	50029.00		1.10	65.00		35,771		12,520
*129	MAC	MACHINERY	275XE	0B6203899	15	2024	114582.00		1.01	87.00		100,683		35,239
*130	MAC	MACHINERY	265	0KR405512	15	2025	90491.00		1.00	100.00		90,491		31,672
*131	MAC	MACHINERY	320	0MYK20277	15	2022	184569.00		1.10	65.00		131,967		46,188
*132	MAC	MACHINERY	320	0MYK31018	15	2023	261574.00		1.04	75.00		204,028		71,410
*133	MAC	MACHINERY	950FC	0TN200903	15	2024	329401.00		1.01	87.00		289,445		101,306
*134	MAC	MACHINERY	CS5	51400592	15	2022	74210.00		1.10	65.00		53,060		18,571
*135	MAC	MACHINERY	236	0KXL02388	15	2023	44072.00		1.04	75.00		34,376		12,032
*136	MAC	MACHINERY	260	0TP404340	15	2024	58492.00		1.01	87.00		51,397		17,989
*137	MAC	MACHINERY	TH255	0JK201266	15	2022	69832.00		1.10	65.00		49,930		17,476
*138	MAC	MACHINERY	TL642	0ML801573	15	2022	92048.00		1.10	65.00		65,814		23,035
*139	MAC	MACHINERY	TL1055	0T7800656	15	2022	155727.00		1.10	65.00		111,345		38,971
*140	MAC	MACHINERY	TL943	0T7400862	15	2024	167409.00		1.01	87.00		147,102		51,486
*141	MAC	MACHINERY	926FC	0W5L01845	15	2022	179109.00		1.10	65.00		128,063		44,822
*142	MAC	MACHINERY	TL943	0T7400862	15	2022	81334.00		1.10	65.00		58,154		20,354
*143	MAC	MACHINERY	966FC	0EJA03260	15	2022	297860.00		1.10	65.00		212,970		74,540
*144	MAC	MACHINERY	825	0F5P00102	15	2024	849611.00		1.01	87.00		746,553		261,294
*145	MAC	MACHINERY	160AWD	0EB700643	15	2024	447054.00		1.01	87.00		392,827		137,489
*146	MAC	MACHINERY	980	0WFX01385	15	2024	555874.00		1.01	87.00		488,447		170,956
*147	MAC	MACHINERY	0736-17-WHSR: HOTSYP NATU	0736-17-WH	15	2022	1809.00		1.10	65.00		1,294		453
*148	SIG	SIGNS	07355-16-SIGN: NEW SIGNAG	07355-16-SI	15	2022	2090.00		1.10	65.00		1,494		523
*149	OEF	OFFICE EQUIP-FURN & FIX	07397-18-FURN: FURNITURE F	07397-18-FL	15	2022	5957.00		1.10	65.00		4,259		1,491
*150	MAC	MACHINERY	07447-19-HOSE: TOOLING FO	07447-19-HI	15	2022	6753.00		1.10	65.00		4,828		1,690
*151	COM	COMPUTER/TABLET/CELL PHONE	0751-21-PRNTR: SHARP PRIN	0751-21-PR	3	2022	7978.00		1.10	5.00		439		154

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# Humboldt County Personal Property Record Card

Acct: **EQ001042** EMPIRE SOUTHWEST LLC

Situs 3050 E RAILROAD ST WINNEMUCCA

Tax Year: 2025/2026

Asset Code	Asset Category	Specific Description	Serial #	Ec Lf	Ex Cd	Year Acq	Aquisition or Unit Cost	Units	Factors			Taxable Value	Override Value	Assessed Value	
									Index	%Good	%Mult				
*152	MAC	MACHINERY	07595-22-HOSE1: TOOLING R	07595-22-HC	15		2022	8532.00		1.10	65.00		6,100		2,135
*153	MAC	MACHINERY	07596-22-PRESS: TRACK PRE	07596-22-PF	15		2022	17229.00		1.10	65.00		12,319		4,312
*154	MAC	MACHINERY	07414-19-PRESS: CAT HOSE F	07414-19-PF	15		2022	24254.00		1.10	65.00		17,341		6,069
*155	MAC	MACHINERY	07510-21-JACKS: 2 100 TON J	07510-21-JA	15		2022	34715.00		1.10	65.00		24,821		8,687
*156	MAC	MACHINERY	07641-22-HOSE: HOSE BUILDI	07641-22-HC	15		2022	102420.00		1.10	65.00		73,230		25,631
*157	MAC	MACHINERY	07443-19-PANEL: HOSE TOOL	07443-19-PF	15		2022	5354.00		1.10	65.00		3,828		1,340
*158	LLI	LONG LIFE ITEMS	07622-22-CONTR: 2 SEA CINT	07622-22-CC	20		2022	16060.00		1.10	73.00		12,896		4,514
*159	LLI	LONG LIFE ITEMS	07610-22-HOSE: 40' CONTAIN	07610-22-HC	20		2022	55149.00		1.10	73.00		44,285		15,500
*160	COM	COMPUTER/TABLET/CELL PHONE	COMPUTER/LAPTOPS	COMPUTER	3		2022	119798.00		1.10	5.00		6,589		2,306
*161	SIG	SIGNS	7693:SIGNAGE FOR STORE	7693	15		2023	10701.00		1.04	75.00		8,347		2,921
*162	MAC	MACHINERY	07658-23-WELDR: CONTROLL	07658-23-W	15		2023	12417.00		1.04	75.00		9,686		3,390
*163	MAC	MACHINERY	7669: 2022 MAHINDRA ROXOF	7669	15		2023	36932.00		1.04	75.00		28,807		10,082
*164	COM	COMPUTER/TABLET/CELL PHONE	COMPUTERS/LAPTOPS	COMPUTER	3		2023	7709.00		1.04	11.00		882		309
*165	LLI	LONG LIFE ITEMS	07662-23-CONEX: 8X40 CONE	07662-23-CC	20		2023	17886.00		1.04	81.00		15,067		5,273
*166	MAC	MACHINERY	07664-23-PICKER: STOCK PIC	07664-23-PI	15		2023	27330.00		1.04	75.00		21,317		7,461
*167	MAC	MACHINERY	7708: HOSE CONTAINER	7708	15		2024	99833.00		1.01	87.00		87,723		30,703
*168	CCC	CARPET CLEANING-COMMERCIA	7716: VIPER FLOOR SCRUBBI	7716	15		2024	10525.00		1.01	87.00		9,248		3,237
*169	ALI	AVERAGE LIFE ITEMS	7715: FLOOR STANDS AND JA	7715	15		2024	17820.00		1.01	87.00		15,658		5,480
*170	OEF	OFFICE EQUIP-FURN & FIX	7540: VIDMAR CABINETS AND	7540	15		2024	147027.00		1.01	87.00		129,192		45,217
*171	MAC	MACHINERY	7592: TOOLING TABLE	7592	15		2025	10491.00		1.00	100.00		10,491		3,672
*172	MAC	MACHINERY	7722: FULLY POWERED STAC	7722	15		2025	15000.00		1.00	100.00		15,000		5,250
*173	ALI	AVERAGE LIFE ITEMS	7572: EXTERIOR ROLLUP SEF	7572	15		2025	15871.00		1.00	100.00		15,871		5,555
*174	OEF	OFFICE EQUIP-FURN & FIX	7585: RACKING AND SHELVIN	7585	15		2025	143850.00		1.00	100.00		143,850		50,348
175	HNT	HAND TOOLS	TOOLING/ASMBL SHOVEL		7		1994	34985.00		1.29	5.00		2,257		790
176	TSE	TELEPHONE FAX TV	ATT MERLIN PHONE SYS		5		1994	50864.00		1.24	5.00		3,154		1,104
177	HNT	HAND TOOLS	MISC SERV TK TOOLS		7		1996	49578.00		1.29	5.00		3,198		1,119
178	MAC	MACHINERY	TOOLS FOR #98		15		1996	7188.00		1.47	5.00		528		185
179	SLI	SHORT LIFE ITEMS	8 INDICATOR GROUPS		5		1996	5078.00		1.24	5.00		315		110
180	SLI	SHORT LIFE ITEMS	8 PRESSURE GROUPS		5		1996	12820.00		1.24	5.00		795		278
181	ALI	AVERAGE LIFE ITEMS	PALLET RACKING USED		15		1997	11989.00		1.47	5.00		881		308
182	ALI	AVERAGE LIFE ITEMS	SHELVING (1 LOT)		15		1997	8592.00		1.47	5.00		632		221
183	CAS	CABINETS & SHELVING	VIDMAR CABINETS (14)		15		1997	16553.00		1.47	5.00		1,217		426

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# Humboldt County Personal Property Record Card

Acct: EQ001042 EMPIRE SOUTHWEST LLC

Situs 3050 E RAILROAD ST WINNEMUCCA

Tax Year: 2025/2026

ID	Asset Code	Asset Category	Specific Description	Serial #	Ec Lf	Ex Cd	Year Acq	Aquisition or Unit Cost	Units	Factors			Taxable Value	Override Value	Assessed Value
										Index	%Good	%Mult			
184	WLD	WELDING EQUIP	MILLR AIR PAK WELDER		15		1997	16018.00		1.47	5.00		1,177		412
185	CAS	CABINETS & SHELVING	LYN SHLVING/PTS WRHS		15		1998	12473.00		1.47	5.00		917		321
186	WLD	WELDING EQUIP	2 MILLER WELDERS		15		1998	6792.00		1.47	5.00		499		175
187	WLD	WELDING EQUIP	WELD/BORE MACHINE		15		1998	28185.00		1.47	5.00		2,072		725
188	ALI	AVERAGE LIFE ITEMS	HEATING & COOLING		15		1999	7229.00		1.47	5.00		531		186
189	ALI	AVERAGE LIFE ITEMS	WIRING UPGRADE/PARTS		15		1999	2490.00		1.47	5.00		183		64
190	FLF	FORK LIFTS	LIFT TRUCK #95-1290		15		2000	25646.00		1.47	5.00		1,885		660
191	FLF	FORK LIFTS	LIFT TRUCK #95-561		15		2000	11968.00		1.47	5.00		880		308
192	FLF	FORK LIFTS	LIFT TRUCK #96-1281		15		2000	6930.00		1.47	5.00		509		178
193	FLF	FORK LIFTS	LIFT TRUCK #96-144		15		2000	12463.00		1.47	5.00		916		321
194	WLD	WELDING EQUIP	BORTECH WELDER PLUS		15		2000	15154.00		1.47	5.00		1,114		390
195	ALI	AVERAGE LIFE ITEMS	2 LENNOX HEATERS		15		2003	9885.00		1.47	5.00		727		254
196	TSE	TELEPHONE FAX TV	UPGRADE PHONE SYSTEM		5		2003	4760.00		1.24	5.00		295		103
197	ALI	AVERAGE LIFE ITEMS	CAT FILTER CART		15		2004	5446.00		1.47	5.00		400		140
198	ALI	AVERAGE LIFE ITEMS	CAT FILTER CART		15		2004	6251.00		1.47	5.00		459		161
199	ALI	AVERAGE LIFE ITEMS	PALLET RACKING		15		2004	7339.00		1.47	5.00		539		189
200	ALI	AVERAGE LIFE ITEMS	WIRE DECKING		15		2004	6202.00		1.47	5.00		456		160
201	ALI	AVERAGE LIFE ITEMS	TOOLING/CCE VAN #545		15		2004	7852.00		1.47	5.00		577		202
202	ALI	AVERAGE LIFE ITEMS	TOOLING FOR TK#10		15		2005	13123.00		1.47	5.00		965		338
203	ALI	AVERAGE LIFE ITEMS	TOOLING FOR TK#16		15		2005	10669.00		1.47	5.00		784		274
204	ALI	AVERAGE LIFE ITEMS	TOOLS FOR TK #96		15		2005	12263.00		1.47	5.00		901		315
205	ALI	AVERAGE LIFE ITEMS	AIR COMPRESSOR TK#89		15		2006	4753.00		1.47	5.00		349		122
206	WLD	WELDING EQUIP	WELD/BORE TOOLING		15		2006	20364.00		1.47	5.00		1,497		524
207	WLD	WELDING EQUIP	MILLER ARC PAK		15		2006	7677.00		1.47	5.00		564		197
208	LLI	LONG LIFE ITEMS	500 GALLON TANK/PUMP		20		2007	5096.00		1.56	11.00		875		306
209	WLD	WELDING EQUIP	MILLER 600 AMP WLDR		15		2007	21906.00		1.47	5.00		1,610		564
210	WLD	WELDING EQUIP	MILLER 600 AMP WLDR		15		2007	21906.00		1.47	5.00		1,610		564
211	MAC	MACHINERY	BIG BLUE AIR PACK		15		2011	25239.00		1.44	9.00		3,271		1,145
212	MAC	MACHINERY	LINEBORE MACH & TOOLING		15		2012	39020.00		1.41	13.00		7,152		2,503
213	MAC	MACHINERY	PORTABLE WASH RACK		15		2012	106584.00		1.41	13.00		19,537		6,838
214	WLD	WELDING EQUIP	AIR PACK WELDER		15		2012	25828.00		1.41	13.00		4,734		1,657
215	WLD	WELDING EQUIP	AIR PACK WELDER		15		2012	25828.00		1.41	13.00		4,734		1,657

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# Humboldt County Personal Property Record Card

Acct: **EQ001042** EMPIRE SOUTHWEST LLC

Situs 3050 E RAILROAD ST WINNEMUCCA

Tax Year: 2025/2026

	Asset Code	Asset Category	Specific Description	Serial #	Ec Lf	Ex Cd	Year Acq	Aquisition or Unit Cost	Units	Factors			Taxable Value	Override Value	Assessed Value
										Index	%Good	%Mult			
216	EHM	EQUIPMENT-HEAVY USE MOBILE	1 1/2" TORQUE WRENCH		7		2013	11794.00		1.29	5.00		761		266
217	ALI	AVERAGE LIFE ITEMS	07312-15-CART : TAYLOR DUN		15		2015	8697.00		1.35	24.00		2,818		986

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# AGENT AUTHORIZATION



## 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: [stateboard@tax.state.nv.us](mailto:stateboard@tax.state.nv.us),  
Mail to: 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

<small>NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL:</small> Empire Southwest LLC					
<small>NAME OF PERSON GRANTING AUTHORITY TO AGENT (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A):</small> Richard Cunningham				<small>TITLE</small> Senior Vice-President	
<small>MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX)</small> 3300 St. Rose Parkway				<small>EMAIL ADDRESS:</small> Richard.Cunningham@empire-cat.com	
<small>CITY</small> Henderson	<small>STATE</small> NV	<small>ZIP CODE</small> 89052	<small>DAYTIME PHONE</small> 602-292-0350	<small>ALTERNATE PHONE</small>	<small>FAX NUMBER</small>

### Part B. PROPERTY OWNER INFORMATION

*Check organization type which best describes the Property Owner if 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 Delaware

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

### 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 notice or tax bill:*

<small>ASSESSOR'S PARCEL NUMBER (APN)</small>	<small>ACCOUNT NUMBER</small> BU 0002495	<small>PROPERTY IDENTIFICATION NUMBER (PIN)-MINES</small>
---	---	---

- Multiple parcel list attached. (Use letter-size paper)

### Part E. YEAR AND ROLL TYPE OF ASSESSMENT BEING APPEALED:

<input type="checkbox"/> 2026-2027 Secured Roll	<input checked="" type="checkbox"/> 2025-2026 Unsecured Roll	<input type="checkbox"/> 2025-2026 Supplemental Roll
<input type="checkbox"/> 2026-2027 Centrally-assessed Roll	<input type="checkbox"/> 2025-2026 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.*

For clerk use only

**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.

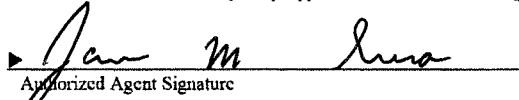
I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the Nevada State Board of Equalization. This authorization is limited to the appeal of 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: James M. Susa		TITLE: Attorney			
AUTHORIZED AGENT COMPANY, IF APPLICABLE: DeConcini McDonald Yetwin & Lacy, PC		EMAIL ADDRESS: jsusa@dmyl.com			
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) 2525 F. Broadway Blvd., Suite 200					
CITY Tucson	STATE AZ	ZIP CODE 85716	DAYTIME PHONE 520-322-5000	ALTERNATE PHONE	FAX NUMBER 520-322-5585

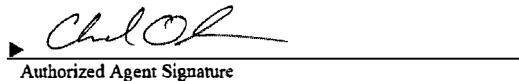
I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the State Board.


 \_\_\_\_\_ Attorney \_\_\_\_\_ 5-8-2026  
 Authorized Agent Signature Title Date

**Authorized Agent Contact Information:**

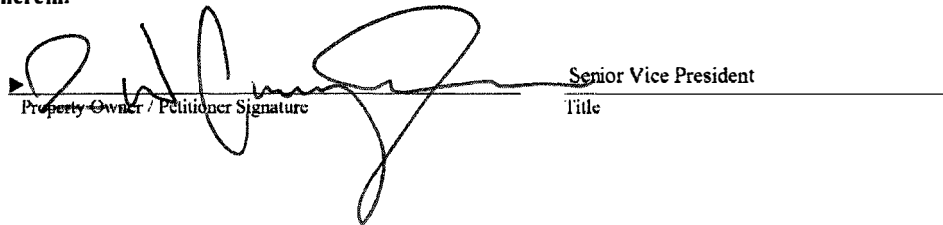
NAME OF AUTHORIZED AGENT: Chad Olsen		TITLE: Attorney			
AUTHORIZED AGENT COMPANY, IF APPLICABLE: Empire Southwest I.I.C.		EMAIL ADDRESS: Chad.Olsen@empire-cat.com			
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) 3300 St. Rose Parkway					
CITY Henderson	STATE NV	ZIP CODE 89052	DAYTIME PHONE 702-633-8101	ALTERNATE PHONE	FAX NUMBER

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


 \_\_\_\_\_ Attorney \_\_\_\_\_ 5/7/26  
 Authorized Agent Signature Title Date

**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; 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. I further certify I have authorized each agent named herein to represent the Property Owner as stated and I have the authority to appoint each agent named herein.


 \_\_\_\_\_ Senior Vice President \_\_\_\_\_ 5/7/26  
 Property Owner / Petitioner Signature Title Date

# SBE NOTICE OF HEARING



STATE OF NEVADA  
DEPARTMENT OF TAXATION

JOE LOMBARDO  
*Governor*

GEORGE KELESIS  
*Chair, Nevada Tax Commission*

SHELLIE HUGHES  
*Executive Director*

MAIN OFFICE  
3850 Arrowhead Drive  
Carson City, Nevada 89706

May 13, 2026

**STATE BOARD OF EQUALIZATION  
NOTICE OF HEARING**

**CERTIFIED MAIL**–9489 0090 0027 6614 2986 79  
PETITIONER:  
Empire Southwest LLC  
Richard Cunningham  
3300 Saint Rose Parkway  
Henderson NV 89052

**CERTIFIED MAIL** – 9489 0090 0027 6614 2986 86  
RESPONDENT:  
Andy Heiser  
Humboldt County Assessor  
50 W 5<sup>th</sup> Street  
Winnemucca NV 89445

**DATE/ TIME: Thursday, June 4, 2026 at 9:00 a.m.**

**PLACE:** Nevada Department of Taxation  
9850 Double R Blvd, Suite 101  
Reno, Nevada 89521

**ZOOM**

<https://us02web.zoom.us/j/81832857235>

Webinar ID: 818 3285 7235

Phone Number: 1-669-900-9128

**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 361.360 & NRS 361.400

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

**Case No: 26-111      Parcel No: 05-0253-04      Assessment Appealed: 25-26 Unsecured Roll**

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 is provided on the attached information sheet.

A meeting agenda will be posted on the Department's website (<https://tax.nv.gov>) three (3) days prior to the scheduled meeting. If you would like an agenda emailed or mailed to you, please contact Kari Skalsky at (775) 684-2160 or [stateboard@tax.state.nv.us](mailto:stateboard@tax.state.nv.us). If a party wishes to obtain a transcript of any hearing conducted before the State Board, the party must pay for the transcript or obtain a copy from the reporter provided by the State Board at the party's expense pursuant to NAC 361.731.


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](mailto: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](mailto: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

CC: **CERTIFIED MAIL** - 9489 0090 0027 6614 2989 45  
PETITIONER AUTHORIZED AGENT:  
DeConcini McDonald Yetwin & Lacy, PC  
James M Susa, Attorney  
2525 E. Broadway Blvd., Suite 200  
Tucson AZ 85716

CC: **CERTIFIED MAIL** - 9489 0090 0027 6614 2986 93  
PETITIONER ADDITIONAL AUTHORIZED AGENT:  
Empire Southwest LLC  
Chad Olsen  
3300 St Rose Parkway  
Henderson NV 89052

**STATE BOARD OF EQUALIZATION  
NOTICE OF HEARING  
CERTIFICATE OF SERVICE  
26-111**

I hereby certify that on this day I served the foregoing document upon all parties of record in this proceeding by placing a true and correct copy thereof in the United States Mail, postage prepaid, and properly addressed to the following:

**CERTIFIED MAIL – 9489 0090 0027 6614 2986 79**

PETITIONER:

Empire Southwest LLC  
Richard Cunningham  
3300 Saint Rose Parkway  
Henderson NV 89052

**CERTIFIED MAIL – 9489 0090 0027 6614 2986 86**

RESPONDENT:

Andy Heiser  
Humboldt County Assessor  
50 W 5<sup>th</sup> Street  
Winnemucca NV 89445

**CERTIFIED MAIL - 9489 0090 0027 6614 2989 45**

PETITIONER AUTHORIZED AGENT:

DeConcini McDonald Yetwin & Lacy, PC  
James M Susa, Attorney  
2525 E. Broadway Blvd., Suite 200  
Tucson AZ 85716

**CERTIFIED MAIL - 9489 0090 0027 6614 2986 93**

PETITIONER ADDITIONAL AUTHORIZED AGENT:

Empire Southwest LLC  
Chad Olsen  
3300 St Rose Parkway  
Henderson NV 89052

Dated at this 13 day of the month of May of the year 2026.



---

Kari Skalsky, Management Analyst III  
Department of Taxation  
State Board of Equalization



May 20, 2026

Dear State Board of Equalization:

The following is in response to your request for proof of delivery on your item with the tracking number: **9489 0090 0027 6614 2986 79.**

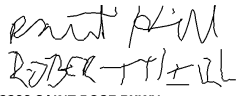
**Item Details**

<b>Status:</b>	Delivered, Left with Individual
<b>Status Date / Time:</b>	May 18, 2026, 12:49 pm
<b>Location:</b>	HENDERSON, NV 89052
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic

**Shipment Details**

**Weight:** 2lb, 8.2oz

**Recipient Signature**

<p><b>Signature of Recipient:</b> </p> <p><b>Address of Recipient:</b> 3300 SAINT ROSE PKWY, HENDERSON, NV 89052</p>
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Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,  
United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004



May 20, 2026

Dear State Board of Equalization:

The following is in response to your request for proof of delivery on your item with the tracking number: **9489 0090 0027 6614 2986 86.**


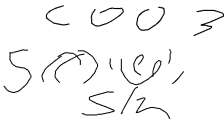
**Item Details**

<b>Status:</b>	Delivered, Left with Individual
<b>Status Date / Time:</b>	May 15, 2026, 08:31 am
<b>Location:</b>	WINNEMUCCA, NV 89445
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic

**Shipment Details**

**Weight:** 1lb, 13.0oz

**Recipient Signature**

<p><b>Signature of Recipient:</b> </p> <p><b>Address of Recipient:</b> </p>
---

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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Sincerely,  
United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004



May 20, 2026

Dear State Board of Equalization:

The following is in response to your request for proof of delivery on your item with the tracking number: **9489 0090 0027 6614 2989 45.**

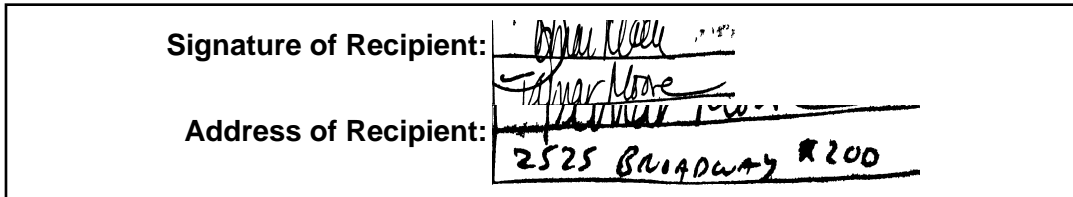
**Item Details**

<b>Status:</b>	Delivered, Front Desk/Reception/Mail Room
<b>Status Date / Time:</b>	May 18, 2026, 09:58 am
<b>Location:</b>	TUCSON, AZ 85716
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic

**Shipment Details**

**Weight:** 2lb, 9.6oz

**Recipient Signature**



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Sincerely,  
 United States Postal Service®  
 475 L'Enfant Plaza SW  
 Washington, D.C. 20260-0004



May 20, 2026

Dear State Board of Equalization:

The following is in response to your request for proof of delivery on your item with the tracking number: **9489 0090 0027 6614 2986 93**.


### Item Details

<b>Status:</b>	Delivered, Left with Individual
<b>Status Date / Time:</b>	May 18, 2026, 12:49 pm
<b>Location:</b>	HENDERSON, NV 89052
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic

### Shipment Details

<b>Weight:</b>	2lb, 9.3oz
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### Recipient Signature

**Signature of Recipient:**   
**Address of Recipient:** 3300 SAINT ROSE PKWY,  
HENDERSON, NV 89052

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,  
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475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004