

**ITEM VII -
MARCH 23, 2026
MEETING MINUTES**

**June 4, 2026
SBE Meeting Materials**

STATE BOARD OF EQUALIZATION
Meeting Minutes

March 23, 2026
9:00 am

This meeting was held at the following Nevada Legislative Building locations:
401 South Carson Street, Room 2135, Carson City, NV 89701;
7230 Amigo Street, LV Committee Room 3, Las Vegas, Nevada 89119; and via Zoom.

STATE BOARD MEMBERS PRESENT

Paul Bancroft, Chairman
Corinne Burke, Member
Curtis Cadwell, Member
Kevin Orrock, Member

I. Call the Meeting to Order and Roll Call

Chief Deputy Executive Director Adriane Roberts-Larson called the meeting to order at 9:00 a.m. Kari Skalsky, Management Analyst III with the Department of Taxation, took roll and a quorum was established.

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

Chairman Bancroft welcomed newly appointed Member Kevin Orrock to the State Board of Equalization and noted Member Orrock's business background and prior experience with the Howard Hughes Corporation in Summerlin.

III. Public Comment

There was no public comment.

IV. **For Possible Action: CONSENT AGENDA**

A. For Possible Action: Direct Appeals from Valuations of the Nevada Tax Commission Pursuant to NRS 361.403, Tax Year 2026-27 Centrally-Assessed Roll; 2025-26 Unsecured Roll

<u>CASE #</u>	<u>PETITIONER</u>	<u>PROPERTY TYPE</u>	<u>RESPONDENT</u>
26 103	Department of Taxation	Personal	KBX Logistics, LLC
26 104	American Airlines, Inc	Commercial & Personal	Department of Taxation
26 105	Envoy Air, Inc	Commercial & Personal	Department of Taxation

Chief Deputy Roberts-Larson stated that the consent agenda consisted of direct appeals from valuations from the Nevada Tax Commission and noted that the parties in each matter had agreed to resolve the cases pursuant to stipulations included with the meeting materials.

Chairman Bancroft asked whether any State Board Member wished to remove an item from the consent agenda for discussion. No items were removed.

Member Cadwell made a motion to approve the items on the consent agenda. Member Orrock seconded the motion. All in favor. Motion carried.

V. For Possible Action: Review of tax rolls of the various counties; review of valuation methods used by county assessors; consideration of possible equalization action for 2025-26 unsecured tax roll and 2026-27 secured tax roll pursuant to NRS 361.395 and NAC 361.659

Chief Deputy Roberts-Larson stated this was the first year that counties submitted tax rolls through the Department's modernized MYNT system and noted that, with the exception of Pershing County, each county submitted an affidavit and a certificate of compliance through the system.

Deputy Attorney General Dana Cook provided an overview of the State Board's statutory duties regarding equalization, including review of county tax rolls, ratio studies, audits of county assessor work practices, and other relevant information. Deputy Attorney General Cook also discussed the Board's authority to request additional information and conduct hearings if preliminary findings indicated a class or group of properties may not have been assessed uniformly.

Jeffrey Mitchell, Deputy Executive Director of Excise and Local Government Services for the Department of Taxation, was sworn in and responded to questions regarding tax roll certifications, ratio studies, and equalization procedures. He stated that Pershing County's tax roll had not yet been filed as of the meeting date, and all other counties had completed the required certifications to the satisfaction of the Department through the MYNT system. Deputy Executive Director Mitchell confirmed that the 2026 Secured Central Assessment Roll and 2025-26 Unsecured Central Assessment Roll had been approved by the Nevada Tax Commission.

Discussion occurred regarding the Department's ratio study methodology, including county selection, sample size, statistical variation, and review of county assessor work practices. Deputy Executive Director Mitchell stated that the current ratio study included Churchill, Lander, Pershing, White Pine, Elko, and Carson City.

Chairman Bancroft discussed information he compiled comparing vacant land sales prices to assessed values and raised concerns that vacant land may be undervalued for assessment purposes. Deputy Executive Director Mitchell stated that the information was not conclusive without further research and analysis to determine whether the sales were arm's length transactions and whether any special value classifications applied.

Member Cadwell asked questions regarding the Douglas County ratio study and the handling of out-of-ratio findings. Deputy Executive Director Mitchell responded that the Department may recommend corrective action depending on the severity of findings and noted that additional review would occur during future ratio studies.

There was no public comment regarding the business of equalization. Chairman Bancroft requested that consideration of the Pershing County tax roll be placed on the agenda for the next northern Nevada meeting of the State Board.

No formal action was taken under this item.

VI. Presentations by Department of Taxation staff.

1. Property Tax Timeline, Hearing Guidelines
2. 2025-2026 Ratio Study
3. 2024-2025 Statistical Analysis of the Roll
4. 2026-2027 Agricultural Bulletin and Golf Tables
5. 2026-2027 Rural Building Manual
6. 2026-2027 Improvement Factor
7. 2026-2027 Personal Property Manual
8. 2026-2027 Nevada Property Tax: Elements and Application Manual

Deputy Executive Director Mitchell reviewed the State Board Hearing Guidelines and discussed procedures related to equalization hearings, appeals, evidence submissions, and hearing timelines. He also discussed the Department's ratio study process, including county selection, sample methodologies, and expanded review of land classifications in certain counties. State Board members asked questions regarding sample sizes, statistical variation, and differences between counties and property classification.

Deputy Executive Director Mitchell discussed the Statistical Analysis of the Roll and its role in determining the partial property tax abatement cap. Discussion also occurred regarding trending, reappraisal cycles, and market-related valuation changes reflected in county assessment rolls.

Deputy Executive Director Mitchell provided an overview of the 2026-2027 Agricultural Bulletin and Golf Tables, including valuation methodologies related to agricultural land and golf course properties.

Deputy Executive Director Mitchell outlined the Rural Building Manual, Improvement Factor publication, and Personal Property Manual, including annual updates to valuation schedules, depreciation tables, and appraisal practices utilized by county assessors and the Department. Discussion occurred regarding the workshop and adoption process used prior to approval of the Personal Property Manual by the Nevada Tax Commission.

Lastly, Deputy Executive Director Mitchell discussed the Nevada Property Tax: Elements and Application Manual and explained its use as a reference guide for Nevada property tax law, appraisal practices, and assessment procedures.

No formal action was taken under this item.

**VII. Briefing to and from the Board and the Secretary and Staff
For Possible Action: Proposed Hearing Schedules and Docket Management**

Chief Deputy Roberts-Larson stated that the item was an opportunity to discuss hearing schedules and the 2026 docket. Chief Deputy Roberts-Larson noted that the proposed meeting dates had been included in the meeting materials and reported the number of petition cases that had been filed with the State Board.

Discussion occurred regarding scheduling future hearing dates and locations. Chairman Bancroft stated that tentatively planning meetings on June 3 or June 4 would be appropriate. Member Orrock asked whether the April meeting would be held in Reno or Carson City, and Chairman Bancroft responded that the meeting would be held in northern Nevada, either Reno or Carson City.

No formal action was taken under this item.

VIII. Litigation update provided by the Attorney General's Office.

Deputy Attorney General Cook provided a litigation update regarding petitions for judicial review involving State Board decisions currently pending in Nevada District Courts. Deputy Attorney General Cook stated that seven cases were currently pending and explained that the administrative record from the State Board proceedings had been filed with the District Court in each matter.

Chairman Bancroft asked questions regarding the hearing date in one of the litigation matters and noted concern regarding the timing between briefing deadlines and the scheduled hearing date. Deputy Attorney General Cook stated that the Attorney General's Office had been making inquiries regarding the scheduling issue.

Chairman Bancroft asked whether any State Board Members had questions regarding pending litigation. No additional questions were raised.

IX. For Possible Action: Review and Approval of the January 23, 2026 State Board Special Meeting Minutes.

Chairman Bancroft asked whether any Board Members had corrections to the January 23, 2026 Special Meeting Minutes. No corrections were proposed.

Member Cadwell made a motion to approve the January 23, 2026 State Board Special Meeting Minutes. Member Burke seconded the motion. Chairman Bancroft and Members Burke and Cadwell voted aye. Member Orrock abstained. The motion carried.

X. State Board of Equalization Comments (see Note 3)

There were no comments from the State Board Members.

XI. Public Comment (See Note 3)

Mary Ann Weidner with the Clark County Assessor's Office provided public comment regarding the proposed June hearing dates in Las Vegas. She stated that some parties to the hearings had already requested leave during the first week of June and asked whether the Board would consider scheduling the hearings during the second week of June instead. She also thanked the Board for scheduling hearings earlier in the year.

XII. Adjournment

Chairman Bancroft adjourned the meeting at 10:08 a.m.