

ADDITIONAL EVIDENCE

P

3000 ARABIAN ROAD

P-1



Clark County Assessor Reports

3000 ALASIAN

Value History

This Record is for assessment use only. No liability is assumed to its accuracy.

Parcel: 139-32-305-004

Assessed

Tax Year	Land			Improvements				Exemption		Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp	Extra Features	Code	Value		
2024-25	0.98	183,750	0	557,193	0	121,556	28,731		0	0	200
2023-24	0.98	175,000	0	520,421	0	0	25,366		0	0	200
2022-23	0.98	147,000	0	478,289	0	0	23,803		0	0	200
2021-22	0.98	131,250	0	456,166	0	0	0		0	0	200
2020-21	0.98	131,250	0	453,461	0	0	0		0	0	200
2019-20	0.98	105,000	0	449,275	0	0	0		0	0	200
2018-19	0.98	70,000	0	434,632	0	0	0		0	0	200
2017-18	0.98	59,500	0	407,318	0	32,561	0		0	0	200
2016-17	0.98	52,500	0	415,891	0	0	0		0	0	200
2015-16	0.98	43,750	0	374,298	0	0	0		0	0	200
2014-15	0.98	35,000	0	300,806	0	0	0		0	0	200
2013-14		35,000	0	328,775	0	0	0		0	0	200
2012-13		35,000	0	377,160	0	0	0		0	0	200
2011-12		49,000	0	365,340	0	0	0		0	0	200
2010-11		70,000	0	382,823	0	0	0		0	0	200
2009-10		175,000	0	367,835	0	3,756	0		0	0	200
2008-09		210,000	0	368,659	0	0	0		0	0	200
2007-08		158,113	0	349,402	0	0	0		0	0	200
2006-07		157,850	0	346,649	0	0	0		0	0	200
2005-06		113,750	0	319,690	0	0	0		0	0	200
2004-05		73,500	0	304,581	0	0	0		0	0	200

Parcel from 030-290-013



Parcel Cancelled to 139-32-305-005

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P-2



Clark County Assessor Reports

Value History

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Parcel: 139-32-305-005

Assessed

Tax Year	Land		Improvements			Exemption		Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp	Extra Features		
2025-26	1.21	183,750	0	670,725	0	0	28,686	0	200

Parcel from 139-32-305-004

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Briana Johnson, Assessor

[Assessor Map](#)
[Aerial View](#)
[Building Sketch](#)
[Ownership History](#)
[Neighborhood Sales](#)
[New Search](#)

GENERAL INFORMATION

<u>PARCEL NO.</u>	139-32-305-005 ←
<u>OWNER AND MAILING ADDRESS</u>	ROGERS PERRY C & NICOLE P FAMILY TRUST ROGERS PERRY C & NICOLE P TRS 3000 ARABIAN RD LAS VEGAS NV 89107
<u>LOCATION ADDRESS</u>	LAS VEGAS
<u>CITY/UNINCORPORATED TOWN</u>	
<u>ASSESSOR DESCRIPTION</u>	PARCEL MAP FILE 130 PAGE 87 LOT 1
<u>RECORDED DOCUMENT NO.</u>	* 20220817:00029
<u>RECORDED DATE</u>	AUG 17 2022
<u>VESTING</u>	NS
<u>COMMENTS</u>	+01A PM 130-87;A-20241017:1697

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

<u>TAX DISTRICT</u>	200
<u>APPRAISAL YEAR</u>	2025
<u>FISCAL YEAR</u>	2026-27
<u>SUPPLEMENTAL IMPROVEMENT VALUE</u>	0
<u>INCREMENTAL LAND</u>	0
<u>INCREMENTAL IMPROVEMENTS</u>	0

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	670725	654122
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	854,475	864,122
TAXABLE LAND + IMP (SUBTOTAL)	2,441,357	2,468,920
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	854,475	864,122
TOTAL TAXABLE VALUE	2,441,357	2,468,920

[Click here for Treasurer Information regarding real property taxes.](#)

[Click here for Flood Control information.](#)

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

ESTIMATED SIZE	1.21 ACRES
ORIGINAL CONST. YEAR	1999
LAST SALE PRICE MONTH/YEAR SALE TYPE	
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE

1ST FLOOR SQ. FT.	5699	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.	2835	CARPORT SQ. FT.	583	POOL	YES
3RD FLOOR SQ. FT.		STYLE	TWO STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	5	TYPE OF CONSTRUCTION	FRAME-SIDING/SHINGLE
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	5 FULL /1 HALF	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0	FIREPLACE		5	
TOTAL GARAGE SQ. FT.	718				

ASSESSOR MAP VIEWING GUIDELINES

MAP	139323
In order to view the Assessor map you must have Adobe Reader installed on your computer system. If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps.	



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OWNER(S)/MAIL TO					SITUS					139-32-305-005					Printed 5/27/2026			
					LAS VEGAS					*139-32-305-0					Page 2 of 3			
					PARCEL STATUS A Active - Locally Assessed Parcel													
					NEIGHBORHOOD 1311.09 Central West													
					PRIMARY USE 20 110 Single Family Residential													
BUILDING(S) 1 of 1															2026/27			
TYPE BUILDING STYLE QUALITY					BUILDING 1 OF 1 SECTION 1 OF 2					BUILDING VALUE SUMMARY								
RES 02 Two Story 90 Excellent					Subareas					BASIC BUILDING 2,360,505								
AYB EYB % COMP % DEPR					BL/SE CODE DESCRIPTION AYB EYB HTD AREA SQ. FT. \$/SQ. FT. RCN					SQ. FT. ADJUSTMENTS -62,804								
1999 2002 100% 36.0										LUMP SUM ADJUSTMENTS 263,346								
BUILDING CHARACTERISTICS										BASEMENT								
BASIC BUILDING FEATURES -562,804										PORCHES 140,895								
CAT TYPE AREA % SF ADJ.										GARAGES/CARPORTS 30,608								
SFL	Concrete Slab	4,924	57.70%	-49,832	1-1	BCW	Balcony Clay WoodFlr	1999	2002		136	152.16	20,694	BUILDING RCN 2,732,550				
EW	Frame-Siding/Shingle		100.00%		1-1	BCW	Balcony Clay WoodFlr	1999	2002		48	160.01	7,680	DEPRECIATION 983,718				
RC	Concrete Tile		100.00%	-53,167	1-1	100	100% Addition	1999	2002	775	775	276.60	214,365	POOL/SPA/DECK 54,666				
HT	Forced Air		100.00%		1-1	BCW	Balcony Clay WoodFlr	1999	2002		85	155.23	13,195	OTHER EXTRA FEATURES 23,167				
AC	Central Cooling		100.00%	40,195	1-1	100	100% Addition	1999	2002		158	276.60	43,703	TOTAL RCNLD 1,826,665				
FLOORING \$0					1-1	100	100% Addition	1999	2002		510	510	276.60	141,066	IMPROVEMENT FACTOR			
					1-1	GL2	Resid Level 2	1999	2002		151	151	276.60	41,767	MULTIPLE ADJUSTMENT			
					1-1	GL2	Resid Level 2	1999	2002	2,684	2,684	276.60	742,394	OVERRIDE IMP. VALUE				
					1-1	PAA	Patio Aluma Roof	1999	2002		441	59.33	26,165	CONDO COST SQ FT				
					1-1	PCA	Patio Clay Roof	1999	2002		880	62.40	54,912	NTV PUD/Common Area				
					1-1	GL1	Resid Level 1	1999	2002	4,256	4,256	276.60	1,177,210	BUILDING AREAS				
					1-1	STG	Storage - Extra Feature	1999	2002		40			HEATED AREA 8,534				
					1-1	PAA	Patio Aluma Roof	1999	2002		340	59.33	20,172	HEATED AREA W/IN BSMT 8,534				
					1-1	CPT	Carport	1999	2002		583	52.50	30,608	ADJ RATE				
					1-1	PD4	Patio Deck Concrete	1999	2002		8	6.40	51					
ROOMS/BATHROOMS \$12,576					GARAGES/CARPORTS/PORCHES/PATIOS/BALC ADD-ONS					BUILDING NOTES								
CAT TYPE UNITS FAC UNIT ADJ.					CAT DESCRIPTION UNITS UNIT ADJ. CAT DESCRIPTION UNITS UNIT ADJ.													
RM1	Bedrooms	5.00	1.00		PUCH	CeilUnfHi	221	-4,011										
RM2	Family/Den/Other	4.00	1.00		PD5	PtoDkKoolDk	268	2,037										
RM3	Fmli Dining Room	1.00	1.00															
RM4	Total Rooms	12.00	1.00															
RM5	Full Baths	5.00	1.00															
RM6	Half Baths	1.00	1.00															
FIX	Plumb Fxt	20.00	1.00	12,576														
BUILT-INS/FIREPLACES \$114,974					EXTRA FEATURES					\$130,810 \$77,833								
CAT TYPE UNITS FAC UNIT ADJ.					CODE DESCRIPTION GRD QTY UNITS UNIT PRICE FAC ADJ. UNIT AYB EYB					RCN DEPR% RCNLD NOTES								
AP1	Built Ins	1	1.00	15,425	RPL5	Pool Size Appx 800 Square Fe	2	1	1.00	\$62,050.56	1.00	62,050.56	1999	1999	62,051	40.5	36,920	
AP2	Built-in Refrigerator/Extra/Each	1	1.00	12,458	RPHT	Pool Heater Each		1	1.00	\$5,811.03	1.00	5,811.03	1999	1999	5,811	40.5	3,458	
AP5	Bi Microwave	1	1.00	1,661	RPSP	Pool Spa/Attached Each		1	1.00	\$17,712.75	1.00	17,712.75	1999	1999	17,713	40.5	10,539	
FPH	Fireplace (H-Rank)	5	1.00	85,430	RPLD5	Pool Deck - Kool Deck		1	450.00	\$14.00	1.00	14.00	1999	1999	6,300	40.5	3,749	
					SPR2	Sprinkler Average		1	1.00	\$3,771.26	1.00	3,771.26	1999	1999	3,771	40.5	2,244	
					RSTG	Storage Square Feet		1	40.00	\$22.00	3.00	66.00	1999	1999	2,640	40.5	1,571	
					RSPT	Septic		1	1.00	\$10,643.19	1.00	10,643.19	1999	1999	10,643	40.5	6,333	
					RY38	Concrete Block/Slump/Sq Ft		1	1,110.00	\$15.72	1.00	15.72	1999	1999	17,449	40.5	10,382	
					RY41	Minimum Fencing/Sq Ft		1	1,780.00	\$2.49	1.00	2.49	1999	1999	4,432	40.5	2,637	
ADDITIONAL BUILDING FEATURES \$135,796																		
CAT TYPE UNITS FAC UNIT ADJ.																		
WH	Wall Height (RES)	12	1.00															
X30	Hardwire Sec	1	1.00	9,907														
X45	Intercom	1	1.00	2,610														
X40	Home Theatre/Each	1	1.00	123,279														

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R-70432 - Residential Building Permit (Res)

Key Number: 560831

Current Status: Completed

Application Received: 8/3/2006

Project Name: ROGERS

Address: 3000 ARABIAN RD

Type of Work: Pool/ Spa

Permit Issued: 8/7/2006

Scope of Work: pool/spa w/diving board, 6' sheer, auto fill, gas line to bbq stub & fireplace, deck by others, soils report***GATE CODE: KEY KEY 1379 **APPL,SOILS
SCANNED/PLANS DESTROYED 03/29/10 MB**

Applicant

Review Info

Inspection Status

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
1	910 POOL PRE-PLASTER/FINAL	1	Cancelled	11/7/2006	11/7/2006	Michael G.	

Comments: Cancel per contractor request to Mike G. - mh 11/07/06

2	910 POOL PRE-PLASTER/FINAL	2	Failed	11/9/2006	11/9/2006	Michael G.	
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Comments: 8:00 EXPRESS JEFF 595-3260 KEY KEY 1379

3	910 POOL PRE- PLASTER/FINAL	3	Passed	12/11/2006	12/11/2006	Michael G.
4	910 POOL PRE- PLASTER/FINAL	4	Partpassed	12/5/2006	12/5/2006	Michael G.

Comments: 10:00 EXPRESS JEFF 595-3260 GATE CODE = KEY KEY 1379

5	905 PRE DECK	1	Passed	9/13/2006	9/13/2006	Michael G.
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Comments: gate code key key 1379

6	905 PRE DECK	2	Failed	9/11/2006	9/11/2006	Michael G.
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Comments: gate code key key 1379

7	904 POOL PLUMBING	1	Passed	8/10/2006	8/9/2006	
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8	903 POOL GAS TEST	1	Passed	8/17/2006	8/17/2006	Michael G.
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Comments: GATE CODE:KEY KEY 1379

9	902 POOL ELECTRICAL	1	Passed	8/10/2006	8/9/2006	
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10	901 POOL PRE- GUNITE	1	Passed	8/17/2006	8/17/2006	Michael G.
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Comments: GATE CODE: KEY KEY 1379 express same day 10:00 pat/ozzie kraft

Inspection status table

Inspection Hold(s)

Fees

Outstanding Items

P-10

BUSINESS > PERMITS & LICENSES > BUILDING & OFFSITE PERMITS > PERMIT & APPLICATION STATUS

R-291987 - Residential Building Permit (Res)

Key Number: 766872

Current Status: Prior to Final

Application Received: 6/25/2015

Project Name: ROGERS

Address: 3000 ARABIAN RD

Type of Work: Building Project

Permit Issued: 8/20/2015

Expiration Date: 5/19/2016 For permit renewal, extension, or cancellation, [CLICK HERE](#)

Scope of Work: SFD addition to second floor *split for BV 6/29*be*Received Structural/SI split and seperated for BV 08.17.15-ra

Applicant

Review Info

Inspection Status

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
1	440 FINAL PLUMBING	1	Passed	11/9/2015	11/9/2015	Edward B.	

Comments: Schedule IWR confirmation #909167-03 Contractor Phone #7029940130
Special Instructions:

2	423 FINAL GAS TEST	1	NA			Jason C. (702)229-2355	
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P-11

Comments: 140 PASSED

3	423 FINAL GAS TEST	2	Partpassed	10/1/2015	10/1/2015	Frederick Z.
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Comments:

423 | 890051 | See Notes | GAS PIPING RELOCATION 2ND FLOOR

4	420 ROUGH PLUMBING - TOP OUT	1	Passed	10/9/2015	10/9/2015	Gerald D.
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Comments: Schedule IWR confirmation #793829-03 Contractor Phone #7029940130
Special Instructions: Need to park on Campbell and go through man gate to alley. First driveway on left.

5	420 ROUGH PLUMBING - TOP OUT	2	Partpassed	10/1/2015	10/1/2015	Frederick Z.
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Comments:

420 | 890051 | See Notes | 2ND FLOOR BATHROOM TESTED

6	350 OTHER MECHANICAL	1	Passed	10/23/2015	10/23/2015	Frederick Z.
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Comments: Schedule IVR confirmation #850881-01 Contractor Phone #7029940130
Special Instructions:

7	350 OTHER MECHANICAL	2	Passed	10/21/2015	10/21/2015	Frederick Z.
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8	350 OTHER MECHANICAL	3	Partpassed	10/22/2015	10/22/2015	Frederick Z.
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Comments:

350 | 890051 | See Notes | COMPLETE DUCT WRAP,AND STEEL BAND PERIMETER PER
INSTALL INSTUCTIONS

9	340 FINAL MECHANICAL	1	Passed	11/9/2015	11/9/2015	Edward B.
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Comments: Schedule IVR confirmation #909126-02 Contractor Phone #7029940130
Special Instructions:

10	320 ROUGH MECHANICAL	1	Partpassed	10/1/2015	10/1/2015	Frederick Z.
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Comments:

320 | 890051 | See Notes | 2ND FL,RELOCATION OF MAIN DUCTS,INTO FL PLENUMS

P 12

11	320 ROUGH MECHANICAL	2	Passed	10/9/2015	10/9/2015	Gerald D.
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Comments: Schedule IVR confirmation #797645-03 Contractor Phone #7029940130
Special Instructions:

12	240 FINAL ELECTRICAL	1	Passed	11/9/2015	11/9/2015	Edward B.
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Comments: Schedule IVR confirmation #909126-01 Contractor Phone #7029940130
Special Instructions:

13	220 ROUGH ELECTRICAL	1	Passed	10/9/2015	10/9/2015	Gerald D.
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Comments: Schedule IVR confirmation #797645-02 Contractor Phone #7029940130
Special Instructions:

14	220 ROUGH ELECTRICAL	2	Partpassed	10/1/2015	10/1/2015	Frederick Z.
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Comments:

220 | 890051 | See Notes | 2ND FL BRIDGE CAN LIGHTS,AND WIRING

15	160 EPOXY EXPRESS	1	Passed	10/8/2015	10/8/2015	Gerald D.
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16	140 FINAL BUILDING	1	Passed	11/19/2015	11/19/2015	Frederick Z.
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Comments: Schedule IVR confirmation #947739-01 Contractor Phone #7029940130
Special Instructions:

17	129 EXTERIOR LATH/STUCCO	1	Passed	11/2/2015	11/2/2015	Winston S.
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Comments: Schedule IVR confirmation #884331-01 Contractor Phone #7029940130
Special Instructions:

18	129 EXTERIOR LATH/STUCCO	2	Partpassed	10/31/2015	10/31/2015	Dean G.
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Comments:

129 | 980742 | See Notes | The insulation under deck from bedroom needs insulation under the lid it all fell down

19	125 DRYWALL NAILING	1	Passed	10/19/2015	10/19/2015	Winston S.
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Comments: Schedule IVR confirmation #828897-01 Contractor Phone #7029940130
Special Instructions:

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20	123	1	Partpassed	10/9/2015	10/9/2015	Gerald D.
INSULATION						

Comments:

123 | 960449 | See Notes | 1st floor shear wall

21	123	2	Passed	10/15/2015	10/15/2015	Frederick Z.
INSULATION						

Comments: Schedule IWR confirmation #820265-02 Contractor Phone #7029940130
Special Instructions:

22	120 FRAMING	1	NA			Jason C. (702)229-2355
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Comments: 140 PASSED

23	120 FRAMING	2	Partpassed	10/9/2015	10/9/2015	Gerald D.
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Comments:

120 | 960449 | See Notes | 1st floor shear wall

24	120 FRAMING	3	Partpassed	10/13/2015	10/13/2015	Michael H.
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Comments:

120 | 960025 | See Notes | OK to insulate,

120 | 960025 | See Notes | Install third block for A/C return,

120 | 960025 | See Notes | Stuff remaining drilled holes,

120 | 960025 | See Notes | Install all windows

25	109 SHEAR	1	Partpassed	10/9/2015	10/9/2015	Gerald D.
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Comments: Schedule IVR confirmation #797645-01 Contractor Phone #7029940130
Special Instructions:

Comments:

109 | 960449 | See Notes | holdowns in car port shear wall

26	109 SHEAR	2	Passed	10/13/2015	10/13/2015	Michael H.
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Comments: Schedule IWR confirmation #810526-02 Contractor Phone #7029940130
Special Instructions:

27	107 ROOF SHEATHING	1	Passed	10/1/2015	10/1/2015	Frederick Z.
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P-14

R21-01072 - Residential Building Permit (Res)

Key Number: 1580665

Current Status: Completed

Application Received: 1/26/2021

Project Name: Perry Rogers Remodel

Address: 3000 ARABIAN RD

Type of Work: Building Project

Permit Issued: 3/10/2021

Scope of Work: Constructing an addition to the home and remodeling the kitchen per plans **2/15/2022 - Permit Renewed; new expiration date 8/16/2022**

Click to view the Quality Assurance Agreement (QAA) [QAA Information](#)



Applicant

Review Info

Inspection Status

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
1	440 FINAL PLUMBING	1	Passed	2/17/2022	2/17/2022	Jerry P. (702)772-4435	
2	420 ROUGH PLUMBING -	1	Passed	5/4/2021	5/4/2021	Jerry P. (702)772-	

TOP OUT							4435
3	407 UNDERSLAB PLUMBING	1	Passed	3/18/2021	3/18/2021	Jerry P. (702)772- 4435	
4	340 FINAL MECHANICAL	1	Passed	2/17/2022	2/17/2022	Jerry P. (702)772- 4435	
5	320 ROUGH MECHANICAL	1	Passed	7/22/2021	7/22/2021	Jerry P. (702)772- 4435	
6	240 FINAL ELECTRICAL	1	NA	2/17/2022	2/17/2022	Jerry P. (702)772- 4435	
Comments: PASSED ON 7-27-21- FROM INSPECTOR #20							
7	240 FINAL ELECTRICAL	2	Passed	2/17/2022	2/17/2022	Jerry P. (702)772- 4435	
Comments: DISREGARD PREVIOUS NOTES							
8	220 ROUGH ELECTRICAL	1	Partpassed	5/25/2021	5/25/2021	Jerry P. (702)772- 4435	
Comments: LAUNDRY, KITCHEN, ONLY							
9	220 ROUGH ELECTRICAL	2	Passed	7/1/2021	7/1/2021	Jerry P. (702)772- 4435	
10	156 QAA VERIFICATION	1	Passed		6/17/2021	Torie W. (702)918- 7154	
Comments: Final Special Inspection Report submitted by Cunningham's Consulting for Process and Equipment approved on 6/17/2021							
11	150 OTHER BUILDING	1	Passed	5/5/2021	5/5/2021	Jerry P. (702)772- 4435	
Comments: Terry (702) 521-7010. Gate code is KEY, KEY 5246. Framing is steel high beams. INFORMATIONAL							
12	140 FINAL	1	Passed	2/17/2022	2/17/2022	Jerry P.	

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	BUILDING					(702)772-4435
13	129 EXTERIOR LATH/STUCCO	1	Passed	6/30/2021	6/30/2021	Jerry P. (702)772-4435
Comments: 702-521-7010 702-521-7010						
14	123 INSULATION	1	Partpassed	6/28/2021	6/28/2021	Tony N. (702)303-0274
Comments: 702-521-7010 Laundry room and the kitchen.						
15	123 INSULATION	2	Passed	7/27/2021	7/27/2021	Tony N. (702)303-0274
16	120 FRAMING	1	Cancelled	5/5/2021	5/5/2021	Jerry P. (702)772-4435
Comments: Terry (702) 521-7010. Gate code is KEY, KEY 5246 INFORMATIONAL WALK ABOUT STRUCTURAL STEEL ADDED						
17	120 FRAMING	2	Partpassed	5/24/2021	5/24/2021	Tony N. (702)303-0274
Comments: Incorrect inspection type scheduled see the 107 inspection for today's results.						
18	120 FRAMING	3	Failed	6/8/2021	6/8/2021	Jerry P. (702)772-4435
Comments: 6-07-21-COMPLETE 320 INSPECTION ON KITCHEN , 6-07-21-COMPLETE ALL DRAFT STOPPING AND FIRE BLOCKING , 6-07-21-PROVIDE ACCESS DOOR FOR GAS UNION ABOVE CEILING OR RELOCATE						
19	120 FRAMING	4	Passed	7/27/2021	7/27/2021	Tony N. (702)303-0274
Comments: 6-07-21-COMPLETE 320 INSPECTION ON KITCHEN ,						

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6-07-21-COMPLETE ALL DRAFT STOPPING AND FIRE BLOCKING .

6-07-21-PROVIDE ACCESS DOOR FOR GAS UNION ABOVE CEILING OR RELOCATE

20	120 FRAMING	5	Partpassed	6/23/2021	6/23/2021	Colby M. (702)771- 9783
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Comments: 702-521-7010 looking for partial pass. 6/23/21- kitchen and laundry area

21	120 FRAMING	6	NA	2/17/2022	2/17/2022	Jerry P. (702)772- 4435
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Comments: INSPECTOR 10 PASSED ON 7-27-21

22	109 SHEAR	1	Passed	6/22/2021	6/22/2021	Tony N. (702)303- 0274
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Comments: TERRY 702-521-7010 TERRY 702-521-7010

23	107 ROOF SHEATHING	1	Partpassed	5/24/2021	5/24/2021	Tony N. (702)303- 0274
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Comments: The kitchen/ patio roof areas.

24	107 ROOF SHEATHING	2	Passed	6/8/2021	6/8/2021	Jerry P. (702)772- 4435
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25	105 PRE-SLAB	1	Partpassed	3/17/2021	3/17/2021	Jerry P. (702)772- 4435
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Comments: THEATER AREA

26	105 PRE-SLAB	2	Passed	3/31/2021	3/31/2021	Jerry P. (702)772- 4435
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27	103 STEM WALL - FORMS & REBAR	1	Passed	3/26/2021	3/26/2021	Jerry P. (702)772- 4435
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28	101 FOOTING	1	Passed	3/17/2021	3/17/2021	Jerry P. (702)772- 4435
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Inspection status table

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R24-05087 - Residential Building Permit (Res)

Key Number: 1898177

Current Status: Completed

Application Received: 4/9/2024

Project Name: Arabian Guest House

Address: 3000 ARABIAN RD

Type of Work: Building Project

Permit Issued: 10/1/2024

Scope of Work: Construct a guest house on property: 4,941 sq ft grand total (582 sq ft garage; 632 sq ft patio; 3,727 sq ft guest house)

 Certificate of Occupancy

Applicant

Review Info

Inspection Status

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
1	940 CERTIFICATE OF OCCUPANCY	1	Cancelled	12/2/2025	12/1/2025	Web	
2	940 CERTIFICATE OF OCCUPANCY	2	Passed	12/3/2025	12/3/2025	Tony N. (702)303-0274	

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3	440 FINAL PLUMBING	1	Partpassed	7/9/2025	7/9/2025	Tony N. (702)303- 0274
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Comments: Partial pass to add note

Comments:

Provide a letter for the plumbing engineer for using the air admittance vent valve for the 2nd floor laundry room sink.,

This is not an inspection only to add correction item.

4	440 FINAL PLUMBING	2	Partpassed	7/14/2025	7/14/2025	Tony N. (702)303- 0274
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Comments: Only to clear correction.

Comments:

Provide a letter for the plumbing engineer for using the air admittance vent valve for the 2nd floor laundry room sink.,

This is not an inspection only to add correction item.

5	440 FINAL PLUMBING	3	Failed	10/21/2025	10/21/2025	Tony N. (702)303- 0274
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Comments:

This is not an inspection only to add correction item.,

Provide a plan revision for changing tankless electrical water heater to a 50 gallon water heater.,

Secure/support the expansion tank to the wall surface.

6	440 FINAL PLUMBING	4	Passed	11/20/2025	11/20/2025	Kenneth S. (702)303- 1687
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Comments:

Provide a plan revision for changing tankless electrical water heater to a 50 gallon water heater.,

Secure/support the expansion tank to the wall surface.

7	420 ROUGH PLUMBING - TOP OUT	1	Passed	7/9/2025	7/9/2025	Tony N. (702)303- 0274
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8	420 ROUGH PLUMBING - TOP OUT	2	Passed	8/8/2025	8/8/2025	Fernando C. (702)283- 4443
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Comments: 8/8/25\$\$\$SHOWER PANS UPSTAIRS

9	407 UNDERSLAB PLUMBING	1	Failed	11/22/2024	11/22/2024	Fernando C. (702)283- 4443
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Comments:
FILL PIPES WITH WATER FOR TEST, NEEDS FULL RE INSPECTION

10	407 UNDERSLAB PLUMBING	2	Passed	11/27/2024	11/27/2024	Tony N. (702)303- 0274
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Comments:
FILL PIPES WITH WATER FOR TEST, NEEDS FULL RE INSPECTION

11	340 FINAL MECHANICAL	1	Passed	11/5/2025	11/5/2025	Tony N. (702)303- 0274
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12	320 ROUGH MECHANICAL	1	Passed	7/11/2025	7/11/2025	Chris S. (702)983- 6489
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13	240 FINAL ELECTRICAL	1	Partpassed	8/20/2025	8/20/2025	Johnny S. (702)303- 1685
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14	240 FINAL ELECTRICAL	2	Cancelled	10/17/2025	10/17/2025	Fernando C. (702)283- 4443
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Comments: 10/17/25\$\$\$CALLED CONTACT, NO ANSWER, RESCHEDULED FOR 10/20. JOHN
(702) 596-6477

15	240 FINAL ELECTRICAL	3	Passed	10/20/2025	10/20/2025	Tony N. (702)303- 0274
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16	220 ROUGH ELECTRICAL	1	Partpassed	7/21/2025	7/21/2025	Tony N. (702)303- 0274
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Comments:

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Complete the installation of the lighting control panels 1st and 2nd floor.,

The north sub-panel home run connector conductor fill exceeds the maximum allowed conductors.

17	220 ROUGH ELECTRICAL	2	Passed	7/23/2025	7/23/2025	Tony N. (702)303-0274
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Comments:

Complete the installation of the lighting control panels 1st and 2nd floor.,

The north sub-panel home run connector conductor fill exceeds the maximum allowed conductors.

18	203 UFER GROUND	1	Passed	12/6/2024	12/6/2024	Chris S. (702)983-6489
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Comments: Located at exterior wall of property.

19	201 UNDERGROUND ELECTRICAL	1	Failed	11/22/2024	11/22/2024	Fernando C. (702)283-4443
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Comments:

NEED TO REVISE PLANS TO SHOW (2) 200AMP PANELS AT CASITA PER CONTRACTOR,

PLANS WILL NEED TO SHOW CONDUIT SIZE

20	201 UNDERGROUND ELECTRICAL	2	Partpassed	12/2/2024	12/2/2024	Jonathan L. (702)236-5812
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Comments: 12.2.24 TWO 2" FROM SERVICE LOCATION TO GARAGE BACK WALL. ONE 1" FROM SERVICE LOCATION TO GARAGE BACK WALL. SEE NOTES REGARDING REVISIONS.

Comments:

NEED TO REVISE PLANS TO SHOW (2) 200AMP PANELS AT CASITA PER CONTRACTOR,

PLANS WILL NEED TO SHOW CONDUIT SIZE

21	201 UNDERGROUND ELECTRICAL	3	Passed	11/21/2025	11/21/2025	Fernando C. (702)283-4443
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Comments:

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NEED TO REVISE PLANS TO SHOW (2) 200AMP PANELS AT CASITA PER CONTRACTOR,

PLANS WILL NEED TO SHOW CONDUIT SIZE

22	156 QAA VERIFICATION	1	Passed		12/2/2025	Duane J. (702)539- 8366
23	140 FINAL BUILDING	1	Passed	12/3/2025	12/3/2025	Tony N. (702)303- 0274
24	125 DRYWALL NAILING	1	Cancelled	8/5/2025	8/4/2025	Web
25	125 DRYWALL NAILING	2	NA	8/7/2025	8/7/2025	Tony N. (702)303- 0274

Comments: This inspection type is not required for this permit.

26	123 INSULATION	1	Passed	8/1/2025	8/1/2025	Fernando C. (702)283- 4443
27	120 FRAMING	1	Cancelled	6/16/2025	6/16/2025	Frank D. (702)918- 7138

Comments:
WRONG INSPECTION CALLED IN

28	120 FRAMING	2	Passed	7/24/2025	7/24/2025	Tony N. (702)303- 0274
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Comments:
WRONG INSPECTION CALLED IN

29	109 SHEAR	1	Partpassed	6/16/2025	6/16/2025	Frank D. (702)918- 7138
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Comments:
NEED A REVISION FOR REMOVAL OF 3 WINDOWS COMBINED INTO 1 WINDOW IN BEDROOM
#3

30	109 SHEAR	2	Partpassed	7/15/2025	7/15/2025	Tony N. (702)303- 0274
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Comments: Ok to wrap exterior.

Comments:

NEED A REVISION FOR REMOVAL OF 3 WINDOWS COMBINED INTO 1 WINDOW IN BEDROOM #3 ,

Install 2 missing Titan's as marked on the 1st floor.,

Check 2nd floor sill plate nailing 2nd floor for SW1 wall at 6" on center.

31	109 SHEAR	3	Passed	7/24/2025	7/24/2025	Tony N. (702)303-0274
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Comments:

Install 2 missing Titan's as marked on the 1st floor.,

Check 2nd floor sill plate nailing 2nd floor for SW1 wall at 6" on center.

32	107 ROOF SHEATHING	1	Partpassed	7/1/2025	7/1/2025	Tony N. (702)303-0274
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Comments: Ok to dry in the roof.

Comments:

Verify the truss lateral truss bracing R01 and R01H2 trusses,

Verify Direct bearing for the grider trusses.

33	107 ROOF SHEATHING	2	Partpassed	7/14/2025	7/14/2025	Tony N. (702)303-0274
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Comments:

Verify the truss lateral truss bracing R01 and R01H2 trusses,

Verify Direct bearing for the grider trusses.

34	107 ROOF SHEATHING	3	Partpassed	7/15/2025	7/15/2025	Tony N. (702)303-0274
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Comments:

Verify Direct bearing for the grider trusses.

35	107 ROOF SHEATHING	4	Passed	7/16/2025	7/16/2025	Tony N. (702)303-0274
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Comments:

P-24

Verify Direct bearing for the grider trusses.

36	107 ROOF SHEATHING	5	Passed	7/24/2025	7/24/2025	Tony N. (702)303- 0274
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Comments: This inspection was already approved by inspector 20 on 7/16/25.

37	106 CERTIFICATIONS RECEIVED	1	Passed	10/28/2024	10/28/2024	Shannon C. (702)229- 4836
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Comments: 10/28/24 - PAD CERT

38	105 PRE-SLAB	1	Cancelled	1/31/2025	1/31/2025	Landon R. (702)738- 4769
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Comments:
Work not ready, recall when complete.

39	105 PRE-SLAB	2	Passed	2/3/2025	2/3/2025	Tony N. (702)303- 0274
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Comments:
Work not ready, recall when complete.

40	103 STEM WALL - FORMS & REBAR	1	Passed	12/6/2024	12/6/2024	Chris S. (702)983- 6489
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41	103 STEM WALL - FORMS & REBAR	2	Passed	1/3/2025	1/3/2025	Mitchell K. (702)303- 1641
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Comments: Advised to address 156 QAA requirements prior to pouring.

42	101 FOOTING	1	Passed	1/3/2025	1/3/2025	Mitchell K. (702)303- 1641
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Comments: Footing passed by Chris Skeen's 12/06/24 under 103. No inspection conducted as this has been poured.

Inspection status table

P-25

ADDITIONAL EVIDENCE

'Q'

MISCELLANEOUS

Q-1

From: mark wolfson mbw1016@hotmail.com
Subject: Re: 2709 Pinto Lane
Date: Dec 23, 2021 at 4:34:44 PM
To: Jeffrey Bonesteel jbon@clarkcountynv.gov

Ouch.

How is my homeowner's cap affected by this change? I'm new to the area and am unfamiliar with this process.

Mark

On Dec 23, 2021, at 3:58 PM, Jeffrey Bonesteel <jbon@clarkcountynv.gov> wrote:

I've attached the new property record card that shows the new values and what we are valuing on your parcel. With the changes I've made to the record based on our conversations and assuming the house will be 100% complete on 7-1-2022, I am adding \$631,402 of new value to the record for the 22-23 tax year, which based on your current tax rate would represent about \$7200 in new taxes bringing the new total tax burden to approx. \$12,300 for the 22-23 tax year. Those taxes represent a taxable (market) value of about \$1,075,000 (tax cap value). Your total taxable value is \$1,317,628.

Also attached is the new drawing of the buildings on your property and I included a copy of the "hard card" of your property which shows the valuation history of your property before we went to computers.

Thank you for your time and if you have any questions please feel free to contact me.

Jeff Bonesteel

Clark County Assessor's Office

Senior Property Appraiser

Email: jbon@ClarkCountyNV.gov<mailto:jbon@ClarkCountyNV.gov>

Phone: 702-455-2127

FAX: 702-380-9545

Q-2

10201

On Dec 2, 2024, at 10:13 AM, Jeffrey Bonesteel <jbon@clarkcountynv.gov> wrote:

It appears the city issued the final on the building permit on 5-23-2022. It appears on the initial supp valuation I used a 2021 remodel date for the 90% remodel. Based on the 5-22 final date and looking at the entire property again I believe using 2022 remodel date is more accurate.

Jeff Bonesteel

Clark County Assessor's Office

Senior Property Appraiser

Email: jbon@ClarkCountyNV.gov

Phone: 702-455-2127

FAX: 702-380-9545

From: mark wolfson <mbw1016@hotmail.com>

Sent: Monday, December 2, 2024 9:50 AM

To: Jeffrey Bonesteel <jbon@ClarkCountyNV.gov>

Subject: Re: Last week's meeting

Your previous calculation used 2021 I believe, not 2022. Using 2021 it rounds down to 2011 EYB.

On Dec 2, 2024, at 9:34 AM, Jeffrey Bonesteel <jbon@clarkcountynv.gov> wrote:

The new effective year on you house is 2012.

[FINDLAW](#) / [CASELAW](#) / [NEVADA](#) / [NV SUPREME CT.](#) /

HOHL MOTORSPORTS INC NEVADA CORPORATION V. THE STATE OF NEVADA DEPARTMENT OF TAXATION

HOHL MOTORSPORTS INC NEVADA CORPORATION v. THE STATE OF NEVADA DEPARTMENT OF TAXATION (2025)

Supreme Court of Nevada.

HOHL MOTORSPORTS, INC., A NEVADA CORPORATION, Appellant, v. THE STATE OF NEVADA DEPARTMENT OF TAXATION, Respondent.

No. 87189

Decided: February 10, 2025

ORDER REVERSING AND REMANDING

This is an appeal from a district court order dismissing a petition for judicial review of a tax determination. First Judicial District Court, Carson City; James E. Wilson, Judge.

Appellant Hohl Motorsports, Inc. (Hohl) purchased the assets of Gato Malo, Inc. (Gato). In 2022, respondent the Nevada Department of Taxation (the Department) notified Hohl that Hohl was liable for a tax deficiency of \$2,066,395.29 as a successor in interest to Gato, which had outstanding tax liabilities at the time of purchase. Hohl challenged this deficiency determination by filing a petition for judicial review on January 19, 2023.

Before filing the petition, Hohl's counsel communicated with a lawyer representative of the Department regarding compliance with the statutory procedural requirements for filing a petition for judicial review. However, this communication resulted in confusion about whether

Hohl had timely complied before filing its petition; specifically, whether it had entered a "written agreement" to pay the deficiency at a later date, as required by NRS 360.395(1)(b). Regardless, on February 14, 2023, just under a month after filing its petition, Hohl paid the full amount of the deficiency to the Department. The Department subsequently moved to dismiss the petition for lack of subject matter jurisdiction due to noncompliance with the statutory requirements, and the district court granted the motion and dismissed the case. Hohl argues that its email correspondence with the lawyer representative of the Department constituted a written agreement sufficient to satisfy the statutory requirements for filing a petition for judicial review. Reviewing de novo the dismissal of the petition and the interpretation of NRS 360.395, we agree. See *Am. First Fed. Credit Union v. Soro*, 131 Nev. 737, 739, 359 P.3d 105, 106 (2015) ("This court reviews a district court's decision regarding subject matter jurisdiction de novo."); *Pub. Emps.' Ret. Sys. of Nev. v. Reno Newspapers, Inc.*, 129 Nev. 833, 836, 313 P.3d 221, 223 (2013) (recognizing that this court reviews issues of statutory interpretation de novo).

Where a party seeks review of an administrative agency's official act, "[c]ourts have no inherent appellate jurisdiction . . . except where the legislature has made some statutory provision for judicial review." *Crane v. Cont'l Tel. Co. of Cal.*, 105 Nev. 399, 401, 775 P.2d 705, 706 (1989). Because jurisdiction to review an agency decision is entirely created by statute, "strict compliance with the statutory requirements for such review is a precondition to jurisdiction." *Kame v. Emp. Sec. Dep't*, 105 Nev. 22, 25, 769 P.2d 66, 68 (1989), overruled on other grounds by *Jorin v. Nevada, Emp. Sec. Div.*, 139 Nev., Adv. Op. 29, 534 P.3d 978 (2023).

NRS 360.395 provides prerequisites for judicial review of a decision by the Nevada Tax Commission. It requires the aggrieved party, before filing a petition for judicial review, to either "(a) [p]ay the amount of the determination; or (b) [e]nter into a written agreement with the Department establishing a later date by which he or she must pay the amount of the determination." NRS 360.395(1)(a)-(b). Thus, the statute functions to secure the disputed sum while the parties litigate the petition.

The Department has issued regulations clearly laying out the forms and other requirements for a written agreement to pay a deficiency in installments. See NAC 360.450; NAC 360.452; see also *Silver State Elec. Supply Co. v. State ex rel. Dep't of Tax'n*, 123 Nev. 80, 85, 157 P.3d 710, 713 (2007) (recognizing that written installment agreements must comply with NAC

360.452). The Department's arguments that NAC 360.450 and NAC 360.452 should also apply to an agreement to pay a lump sum at a later date are unpersuasive. Those regulations were promulgated pursuant to a statute allowing the Department to "adopt regulations providing: (a) for the payment of any tax in installments." NRS 360.2915(2)(a) (emphasis added). Further, the regulations are contained in a subchapter clearly titled "Agreement of Payment of Taxes in Installments," NAC 360.450 (emphasis added), and specify that the agreements they govern are "to pay taxes, interest and penalties in installments pursuant to NAC 360.450," NAC 360.452(1) (emphasis added). Thus, these regulations clearly do not apply to the agreement at issue here, which was to pay a lump sum at a later date.

We therefore look to the statutory language of NRS 360.395 itself to determine what constitutes strict compliance. See *Crane*, 105 Nev. at 401, 775 P.2d at 706 ("When the legislature creates a specific procedure for review of administrative agency decisions, such procedure is controlling."). Before filing a petition for judicial review, NRS 360.395(1)(b) requires the petitioner to "[e]nter into a written agreement with the Department establishing a later date by which he or she must pay the amount of the determination." In the absence of more specific regulations, strict compliance only requires a written agreement to pay the full amount at a later date be entered before the petition is filed.

The lawyer representative of the Department sent an email on January 17, 2023, stating that once the petition was filed, the Department would extend the briefing schedule (including the time to file a motion to dismiss) for an additional 90 days to allow Hohl to either (1) pay the amount of the determination or (2) enter into a payment agreement with the Department. That email constituted an agreement in writing and was entered into before the petition was filed. Crucially, the email began by advising Hohl to file its petition by the deadline, January 19, 2023, and the Department specifically agreed to an extension for the purposes of "allow[ing] [Hohl] to pay the amount of the determination." The most natural reading of the email is that the Department had come to an agreement with Hohl for Hohl to file its petition and then have 90 days to pay the amount of the determination. We conclude that this meets the requirements of a written agreement under NRS 360.395. Thus, it was entirely reasonable for Hohl to interpret the email as an agreement that it could file the petition first and then pay the full amount of the determination at some point within 90 days. Furthermore, when Hohl informed the Department a few weeks later that it would be paying the full amount well within the 90 days, the Department's reply indicated that this would be satisfactory. Lastly, when Hohl actually paid the full determination within the 90 days, the Department

accepted the payment without expressing any concern about the petition being untimely.

Taxpayers should be able to rely on the advice that they receive from the Department, especially where they have specifically discussed a particular issue. The Department moving to dismiss for noncompliance with statutory requirements after advising Hohl that it had 90 days to meet those requirements violated basic notions of justice and fair play. We conclude that the January 17 email was a written agreement that strictly complied with the requirements of NRS 360.395(1)(b). Therefore, the district court erred by dismissing the petition for lack of subject matter jurisdiction. Having concluded that the district court improperly dismissed the action, we

ORDER the judgment of the district court REVERSED and REMAND for further proceedings consistent with this order

Herndon, C.J.

Lee, J.

Bell, J.

Was this helpful?

Yes



No



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attorneys from
our network

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2025 Nevada Revised Statutes Chapter 233B - Nevada Administrative Procedure Act NRS 233B.0375 - "Preponderance of the evidence" defined.

Universal Citation:

NV Rev Stat § 233B.0375 (2025) [?](#)

[◀ Previous](#)

[Next ▶](#)

"Preponderance of the evidence" means evidence that enables a trier of fact to determine that the existence of the contested fact is more probable than the nonexistence of the contested fact.

(Added to NRS by 2015, 706)

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Q-3

[Next ▶](#)

supplemental ▾

Overview

Usage examples

Pronunciation

Similar and opposite words

Dictionary

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adjective NORTH AMERICAN ENGLISH

provided in addition to what is already present or available to complete or enhance it.

"many premature infants need supplemental oxygen soon after birth"

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What does supplemental mean in simple terms?



What's another word for supplemental?



Does supplemental mean additional?



What does supplementary mean in simple terms?

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SUPPLEMENTAL Definition & Meaning

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Supplemental - Definition, Meaning & Synonyms

Supplemental comes from the Latin supplementum, "added to supply a deficiency." Definitions of supplemental, adjective, functioning in a supporting capacity. [Read more](#) Dictionary.com
<https://www.dictionary.com/browse/supplemental>

SUPPLEMENTAL Definition & Meaning

added to furnish what is lacking or missing, noun, anything that is supplemental, supplemental's attached to the bill in committee. [Read more](#)

Q-4

From: Mary Ann Weidner mwe@clarkcountynv.gov
Subject: RE: M&S reports
Date: Oct 9, 2025 at 4:37:08 PM
To: mark wolfson mbw1016@hotmail.com

Mr. Wolfson,

Good afternoon!

Thank you for your email. After our meeting with you on Tuesday, Ms. Johnson and I have been reviewing the documents you provided. Please know, Ms. Johnson personally took time out of her busy schedule to review these documents with me in detail. With this knowledge, the responses have been provided below.

As was testified to at the County and State Board hearings, we are conducting a revaluation of your entire neighborhood. Many of the issues you have brought to our attention on your neighbor's properties have already been addressed and others will be addressed in our upcoming 2026-2027 tax roll. We have reviewed Jayme's responses and believe she has answered most of your questions in the prior emails appropriately. We have provided some additional detailed answers to your questions regarding the plumbing fixtures and their associated costs based on the quality class of the property below in red.

As we discussed with you in our meeting, each quality class includes a base cost for the various components that make up the overall cost of a property including items such as plumbing fixtures and roofs. We reviewed in detail the comparison you are making between your property at 2709 Pinot Lane and 2327 Alta Drive.

For 2327 Alta:

As mentioned before the property at 2327 Alta has a quality class of 6.0 (Excellent) and is being charged for the 18 plumbing fixtures that is included in the base cost of \$306.37/sf. Additionally, this base cost includes the cost of a higher quality roof than was built on the property. **Because the roof is actually a shingle roof it is adjusted at downward at \$21.50/sf ($-\$21.50 \times 6,849\text{sf} = -\$147,254$)** This adjustment is based on Marshall & Swift adjustments for this type of roof with this quality construction.

For 2709 Pinto Lane:

Your property at 2709 Pinto Lane has a quality class of 4.0 (Good) and is being charged for 12 of your plumbing fixtures that is included in the base costs of \$182.95/sf. As a result, the 11 extra plumbing fixtures outside this based are being added at \$3,743/fixture ($\$3,743 \times 11 = \$41,173$). Additionally, the base cost of a 4.0 quality class includes a higher quality roof than what was built on your property. Because your roof is a shingle roof, it has been adjusted downward at \$2.91/sf ($-\$2.91 \times 4,985 = -\$14,506$).

As mentioned, the base cost for both quality classes includes certain components of a certain quality. This is indicated by the difference in the base cost of the 6.0 Alta property at \$306.37/sf to your Pinto 4.0 property at \$182.95/sf. Because the base cost on a 4.0 quality class property is significantly lower than that of a 6.0 quality class, the adjustment for the roof will also be lower. These adjustments are not based on percentages, but on actual cost differences in the type of roof to the standard base cost of a roof.

It appears there is still a misunderstanding on when the Assessor may add value to the tax roll. Jayme Jacobs did provide you with the statute NRS 361.260 in the prior email which does indicate that we are ascertaining what was in existence on July 1st. In some instances, buildings are only partially complete, and we do add them based on the percentage of the completion. For your property, we did look a bit further into the history on your build by reaching out to the City of Las Vegas Building Department. The Electrical, Plumbing, and Mechanical all passed final inspection on 05-23-22. We see the Building final was delayed for minor items only. This is sufficient evidence that the project was completed for taxation purposes prior to July 1st. Based on that, the supplemental value that was added during this time will remain and not be adjusted.

In closing, we have reviewed the documents you provided to us in person, and we believe we have addressed all your concerns and have provided you with detailed responses to all your inquiries.

As Jayme has already indicated, ...we have re-looked at your entire neighborhood and are revaluing the properties based on the knowledge we have of the current conditions. We will not be analyzing any other properties for you going forward. We have sent letters to all of your neighbors and any property owner that desires our office to take a closer look at their assessment may reach out to us at any time and we will review their property record with them. No additional adjustments (beyond those already identified) are going to be made to your record at this time as we believe we have assessed it properly based on the information you have provided to us.

Sincerely,

CP-5

ADDITIONAL EVIDENCE

'R'

3105 CONNERS DRIVE

R-1

3105 CONNERS

BUSINESS > PERMITS & LICENSES > BUILDING & OFFSITE PERMITS > PERMIT & APPLICATION STATUS

R-105275 - Residential Building Permit (Res)

Key Number: 594713

Current Status: Completed

Application Received: 1/7/2008

Project Name: MCKINLEY

Address: 3105 CONNERS DR

Type of Work: Building Project

Permit Issued: 4/17/2008

Scope of Work: GARAGE and 2-bedrooms have additional sqft; remodel the MASTER BEDROOM and all bathrooms ***NEED VALUATION--- 03/27/08 gc brought in correct valuations*LK* **APPL,SOILS SCANNED/IECC,STRUC,TRUSS DESTROYED 04/09/10 MB** **PLANS DESTROYED 5/25/10 mb**

Applicant

Review Info

Inspection Status

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
1	440 FINAL PLUMBING	1	Failed	9/23/2008	9/23/2008	Thomas C.	

Comments: this is for a partial

2	440 FINAL PLUMBING	2	Partpassed	9/26/2008	9/26/2008	Thomas C.	
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Comments: PARTIAL ONLY

R-2

3	440 FINAL PLUMBING	3	Failed	9/24/2008	9/24/2008	Thomas C.
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Comments: for partial final only

4	440 FINAL PLUMBING	4	Passed	1/14/2009	1/14/2009	Thomas C.
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5	423 FINAL GAS TEST	1	Partpassed	9/24/2008	9/24/2008	Thomas C.
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Comments: **PARTIAL FINAL**

6	423 FINAL GAS TEST	2	Closed		3/4/2009	
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7	423 FINAL GAS TEST	3	Cancelled	1/14/2009	1/13/2009	Thomas C.
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Comments: CALLID:97207

8	420 ROUGH PLUMBING - TOP OUT	1	Partpassed	7/9/2008	7/9/2008	Thomas C.
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9	420 ROUGH PLUMBING - TOP OUT	2	Partpassed	8/1/2008	8/1/2008	Thomas C.
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10	420 ROUGH PLUMBING - TOP OUT	3	Partpassed	7/8/2008	7/8/2008	Thomas C.
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11	420 ROUGH PLUMBING - TOP OUT	4	Failed	8/8/2008	8/8/2008	Thomas C.
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12	420 ROUGH PLUMBING - TOP OUT	5	Partpassed	8/11/2008	8/11/2008	Thomas C.
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13	420 ROUGH PLUMBING - TOP OUT	6	Partpassed	8/5/2008	8/5/2008	Thomas C.
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14	420 ROUGH PLUMBING - TOP OUT	7	Cancelled	11/13/2008	11/12/2008	Thomas C.
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Comments: **LAST OF THE BUILDING**CANCEL PER MARTHA @ 368-7540**

15	420 ROUGH	8	Passed	11/14/2008	11/14/2008	Thomas
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PLUMBING -
TOP OUT

C.

Comments: 420 FOR LAST PHASE OF REMODEL

16	407 UNDERSLAB PLUMBING	1	Passed	5/16/2008	5/16/2008	Thomas C.
17	407 UNDERSLAB PLUMBING	2	Partpassed	5/14/2008	5/14/2008	Thomas C.
18	407 UNDERSLAB PLUMBING	3	Passed	10/21/2008	10/21/2008	Thomas C.
19	407 UNDERSLAB PLUMBING	4	Partpassed	7/9/2008	7/9/2008	Thomas C.

Comments: PARTIAL ONLY

20	405 BUILDING SEWER YARD LINES	1	Passed	5/16/2008	5/16/2008	Thomas C.
21	405 BUILDING SEWER YARD LINES	2	Partpassed	5/14/2008	5/14/2008	Thomas C.
22	340 FINAL MECHANICAL	1	Partpassed	9/24/2008	9/24/2008	Thomas C.
23	340 FINAL MECHANICAL	2	Passed	1/14/2009	1/14/2009	Thomas C.
24	320 ROUGH MECHANICAL	1	Partpassed	8/5/2008	8/5/2008	Thomas C.
25	320 ROUGH MECHANICAL	2	Partpassed	7/8/2008	7/8/2008	Thomas C.
26	320 ROUGH MECHANICAL	3	Passed	11/14/2008	11/14/2008	Thomas C.
27	240 FINAL ELECTRICAL	1	Partpassed	10/21/2008	10/21/2008	Thomas C.
28	240 FINAL ELECTRICAL	2	Failed	9/30/2008	9/30/2008	Thomas C.

R-4

29	240 FINAL ELECTRICAL	3	Partpassed	10/8/2008	10/8/2008	Thomas C.
30	240 FINAL ELECTRICAL	4	Failed	9/23/2008	9/23/2008	Thomas C.
31	240 FINAL ELECTRICAL	5	Passed	1/15/2009	1/15/2009	Thomas C.
32	220 ROUGH ELECTRICAL	1	Failed	7/9/2008	7/9/2008	Thomas C.
33	220 ROUGH ELECTRICAL	2	Partpassed	7/10/2008	7/10/2008	Thomas C.
34	220 ROUGH ELECTRICAL	3	Partpassed	8/1/2008	8/1/2008	Thomas C.
35	220 ROUGH ELECTRICAL	4	Partpassed	8/5/2008	8/5/2008	Thomas C.
36	220 ROUGH ELECTRICAL	5	Passed	11/18/2008	11/18/2008	Thomas C.
37	150 OTHER BUILDING	1	Partpassed	5/20/2008	5/20/2008	Thomas C.
Comments: EXPRESS @ 8:00/JIM/496-1511						
38	150 OTHER BUILDING	2	Partpassed	10/24/2008	10/24/2008	Thomas C.
Comments: express @ 8:00/jim/496-1511						
39	150 OTHER BUILDING	3	Partpassed	7/16/2008	7/16/2008	Thomas C.
Comments: EXPRESS @ 9:00/JIM/496-1511						
40	150 OTHER BUILDING	4	Failed	7/15/2008	7/15/2008	David E.
Comments: EXPRESS @ 9:00/JIM/496-1511						
41	150 OTHER BUILDING	5	Partpassed	7/8/2008	7/8/2008	Thomas C.
Comments: EXPRESS EPOXY @ 9:00/JIM/496-1511						
42	150 OTHER BUILDING	6	Closed		3/4/2009	

R-5

43	140 FINAL BUILDING	1	Failed	9/23/2008	9/23/2008	Thomas C.
44	140 FINAL BUILDING	2	Passed	1/15/2009	1/15/2009	Thomas C.
Comments: project complete						
45	140 FINAL BUILDING	3	Partpassed	9/30/2008	9/30/2008	Thomas C.
46	125 DRYWALL NAILING	1	Partpassed	7/22/2008	7/22/2008	Thomas C.
47	125 DRYWALL NAILING	2	Partpassed	7/29/2008	7/29/2008	Thomas C.
48	125 DRYWALL NAILING	3	Partpassed	8/13/2008	8/13/2008	Thomas C.
49	125 DRYWALL NAILING	4	Passed	11/24/2008	11/24/2008	Thomas C.
50	123 INSULATION	1	Partpassed	7/17/2008	7/17/2008	Thomas C.
51	123 INSULATION	2	Passed	11/20/2008	11/20/2008	Thomas C.
52	123 INSULATION	3	Failed	8/8/2008	8/8/2008	Thomas C.
53	123 INSULATION	4	Partpassed	8/11/2008	8/11/2008	Thomas C.
54	120 FRAMING	1	Failed	6/17/2008	6/17/2008	Thomas C.
55	120 FRAMING	2	Failed	7/8/2008	7/8/2008	Thomas C.
56	120 FRAMING	3	Partpassed	7/11/2008	7/11/2008	Thomas C.
57	120 FRAMING	4	Partpassed	8/6/2008	8/6/2008	Thomas C.
58	120 FRAMING	5	Failed	8/4/2008	8/4/2008	Thomas C.
Comments: *** Cancel per Jim Martin 6:50 AM ***						
59	120 FRAMING	6	Cancelled	8/5/2008	8/4/2008	Thomas

						C.
60	120 FRAMING	7	Passed	11/18/2008	11/18/2008	Thomas C.
61	120 FRAMING	8	Partpassed	11/14/2008	11/14/2008	Thomas C.
62	120 FRAMING	9	Cancelled	11/17/2008	11/17/2008	Thomas C.
63	109 SHEAR	1	Failed	6/17/2008	6/17/2008	Thomas C.
64	109 SHEAR	2	Failed	6/20/2008	6/20/2008	Thomas C.
65	109 SHEAR	3	Partpassed	6/24/2008	6/24/2008	Thomas C.
66	109 SHEAR	4	Passed	8/5/2008	8/5/2008	Thomas C.
67	107 ROOF SHEATHING	1	Failed	6/17/2008	6/17/2008	Thomas C.
68	107 ROOF SHEATHING	2	Failed	6/20/2008	6/20/2008	Thomas C.
69	107 ROOF SHEATHING	3	Passed	6/24/2008	6/24/2008	Thomas C.
70	105 PRE-SLAB	1	Passed	5/21/2008	5/21/2008	Thomas C.
71	101 FOOTING	1	Passed	5/21/2008	5/21/2008	Thomas C.

Inspection status table

Inspection Hold(s)

Fees

R-7