



STATE OF NEVADA
STATE BOARD OF EQUALIZATION

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Governor

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SHELLIE HUGHES
Secretary

In the Matter of:

Alan Bima,

PETITIONER

vs.

Washoe County Assessor,

RESPONDENT

Case No. 23-116

NOTICE OF DECISION

Appearances

No one appeared on behalf of Alan Bima (Taxpayer).

Kelson Powell and Steve Clement appeared on behalf of the Washoe County Assessor (Assessor).

Summary

The matter of Taxpayer's appeal regarding real property valuation on the 2023-2024 secured tax roll came before the State Board of Equalization (Board) for hearing on September 28, 2023, in Carson City, Nevada and via zoom. The property is located in Washoe County, Nevada.

The Board, having considered all evidence, documents and testimony pertaining to the jurisdiction of the Board, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT

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

3. Taxpayer and Assessor were given adequate, proper and legal notice of the time and place of the hearing before the Board, and the matter was properly noticed pursuant to the Nevada Open Meeting Law.

4. Taxpayer has the burden of proof pursuant to NAC 361.741.

5. The Taxpayer submitted a letter to the Board instead of appearing in person. The Board accepted the letter in lieu of Taxpayer's testimony.

6. The Taxpayer sought adjustment to the taxable value of the property based on the level of crime around the property.

7. The Assessor inspected the property on December 14, 2022, and reduced the value in light of the vandalism that had occurred to the property.

8. The Assessor presented evidence of comparable properties that clearly showed the Taxpayer's property is well under fair market value. For example, the comparable sales showed values of between \$354 to \$451 per square foot which is well below the range of the subject property taxable value of \$152 per square foot.

9. Any finding of fact above construed to constitute a conclusion of law is adopted as such to the same extent as if originally so designated.

CONCLUSIONS OF LAW

10. Taxpayer and Assessor are subject to the jurisdiction of the Board.

11. The Board has the authority to determine the taxable values in the State.

12. Taxpayer failed to meet its burden to show the County Board of Equalization's decision was in error.

13. The taxable value for the subject property did not exceed full cash value as indicated by the comparable sales analysis from the Assessor.

14. Any conclusion of law above construed to constitute a finding of fact is adopted as such to the same extent as if originally so designated.

DECISION

Based on the above Findings of Fact and Conclusions of Law and a preponderance of the evidence, the State Board decided by a unanimous vote to uphold the County Board's decision for no change to the taxable value determined by the Assessor. The Petition is denied.

BY THE STATE BOARD OF EQUALIZATION THIS 15 DAY OF December, 2023.



Shellie Hughes, Secretary