



STATE OF NEVADA
STATE BOARD OF EQUALIZATION

JOE LOMBARDO
Governor

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SHELLIE HUGHES
Secretary

In the Matter of:

Gator Kietzke, LLC,

PETITIONER

vs.

Washoe County Assessor,

RESPONDENT

Case Nos. 23-131 and 23-132

NOTICE OF DECISION

Appearances

Bruce Stavitski appeared on behalf of Gator Kietzke LLC (Taxpayer).

Wendy Jauregui-Jackins 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 and via Zoom. The property is located in Washoe County, Nevada.

The Board consolidated cases 23-131 and 23-132 because the parcels are owned by the same owner and involve the same commercial shopping center. Therefore, the same analysis would apply.

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 taxable value of the property was set by the Washoe County Assessor at \$13,841,818, or \$87 per square foot.

6. The Taxpayer sought adjustment to the taxable value of the property based on variations in comparable sales and adjustments to the income evaluations performed by the Assessor.

7. The Assessor presented evidence which indicated that the sales comparison approach provides a value of \$15,840,100 or \$100 per square foot. The Assessor also presented evidence showing that the income approach to value utilizing the properties current actual and effective rents shows a value of \$14,868,804 or \$94 per square foot.

8. 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

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

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

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

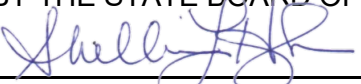
12. The taxable values for the subject property did not exceed full cash value as indicated by evidence presented.

13. 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