

*Stephen Dawson*

PETITION NUMBER: 133

NOT PRESENT: TAXPAYER \_\_\_\_\_  
APPRAISER ✓

ACCOUNT NUMBER: 110284150  
ASSESSMENT YEAR: 2022  
PROPERTY TYPE: 11

*Conference Call*

NEIGHBORHOOD: 0246

Owner Name: DAWSON STEPHEN & DAWSON KARIN

DBA: \_\_\_\_\_

Appraiser: \_\_\_\_\_

Board Members Present:  Daniel Weaver  Lisa Bodner  John Marks  John Rose  
 Dick Riley

Sound File #: \_\_\_\_\_

Date of Hearing 11/16/2022 Continued? \_\_\_\_\_ For \_\_\_\_\_

Date of Final Decision: \_\_\_\_\_

	Acres	Current Cert. Value	Appellant Estimated Value	Appraiser Recommended Value
Land		\$ 191,400	\$ _____	\$ _____
Improvement (s)		\$ 224,187	\$ _____	\$ _____
<b>Total</b>	0.00	\$ 415,587	\$ _____	\$ _____
Personal Property:		\$ _____	\$ _____	\$ _____

Remarks: \_\_\_\_\_

REASON:

- Certified value sustained due to insufficient clear, cogent or convincing evidence from the property owner to support a reduction in value.
- Certified value sustained based on appraiser comparables submitted e.g. \_\_\_\_\_
- Certified value sustained based on appellant comparables submitted e.g. \_\_\_\_\_
- Other \_\_\_\_\_
- Value found to be erroneous based on:
  - Arm's-length purchase of subject property.
  - Sales of Comparable Property. Appraiser: [ ] Appellant: [ ]
  - Income Analysis of Value
  - Depreciation: [ ] Physical [ ] Functional [ ] Locational Economic
  - Condition Reclassification From \_\_\_\_\_ To \_\_\_\_\_
  - Physical Factor (s) \_\_\_\_\_
  - Governmental Factor; [ ] Ecological Factor [ ] Economic Factor
  - Other: *County Supp Ct*
- Value found to have been determined on a fundamentally incorrect basis:
  - Reclassification of Higher & Best Use \_\_\_\_\_
  - Land Reclassification/Topography \_\_\_\_\_
  - Construction Reclassification from \_\_\_\_\_ to \_\_\_\_\_ quality.
  - Reclassification of Structure Type \_\_\_\_\_
  - Revised CAP, GRM \_\_\_\_\_
  - Other \_\_\_\_\_
- Manifest Error Correction (s) e.g.,
  - Erroneous Measurements; [ ] Building Characteristics [ ] Posting Error [ ] Clerical Error
  - Double Assessment [ ] Incorrect Placement of Improvement

VALUE ADJUSTED BY BOARD AS FOLLOWS:

	Acres	MARKET VALUE		Acres	CURRENT USE/DFI
Land	_____	\$ _____	Land	_____	\$ _____
Improvement (s)		_____	Improvement (s)		_____
Residence		_____	Residence		_____
Outbuilding (s)		_____	Outbuilding (s)		_____
<b>Total Value</b>		\$ <u>414,800</u>	<b>Total SAat Value</b>		\$ _____
Personal Property:		\$ _____			\$ _____

Board Chairperson or Designee

*Daniel C. Weaver*

F \_\_\_\_\_  
RF \_\_\_\_\_

11/16/2022 8:26:52AM

CLARK COUNTY BOARD OF EQUALIZATION  
BOARD CLERK'S RECORD OF HEARING

*Dominik & Gina Staros* .QBOE02  
NOT PRESENT: TAXPAYER \_\_\_\_\_  
APPRAISER *X*

PETITION NUMBER: 148  
ACCOUNT NUMBER: 140689000  
ASSESSMENT YEAR: 2022  
PROPERTY TYPE: 11

*Conference Call*

NEIGHBORHOOD: 0019

Owner Name: STAROS DOMINIK & STAROS GINA  
DBA: \_\_\_\_\_

Appraiser: \_\_\_\_\_

Board Members Present:  Daniel Weaver  Lisa Bodner  John Marks  John Rose  
 Dick Riley

Sound File #: \_\_\_\_\_  
Date of Hearing 11/16/2022 Continued? \_\_\_\_\_ For \_\_\_\_\_  
Date of Final Decision: \_\_\_\_\_

	Acres	Current Cert. Value	Appellant Estimated Value	Appraiser Recommended Value
Land		\$ 333,349	\$ _____	\$ _____
Improvement (s)		\$ 1,164,755	\$ _____	\$ _____
<b>Total</b>	6.40	\$ 1,498,104	\$ _____	\$ _____
Personal Property:		\$ _____	\$ _____	\$ _____

Remarks: \_\_\_\_\_

REASON:

- Certified value sustained due to insufficient clear, cogent or convincing evidence from the property owner to support a reduction in value.
- Certified value sustained based on appraiser comparables submitted e.g. \_\_\_\_\_
- Certified value sustained based on appellant comparables submitted e.g. \_\_\_\_\_
- Other \_\_\_\_\_
- Value found to be erroneous based on:
  - Arm's-length purchase of subject property.
  - Sales of Comparable Property. Appraiser: [ ] Appellant: [ ]
  - Income Analysis of Value
  - Depreciation:  Physical  Functional  Locational Economic
  - Condition Reclassification From \_\_\_\_\_ To \_\_\_\_\_
  - Physical Factor (s) \_\_\_\_\_
  - Governmental Factor:  Ecological Factor  Economic Factor
- Other: *Based on Appellant 2 appraisals* 1,045,000 12/4/2020  
1,330,000 9/28/2022
- Value found to have been determined on a fundamentally incorrect basis:
  - Reclassification of Higher & Best Use \_\_\_\_\_
  - Land Reclassification/Topography \_\_\_\_\_
  - Construction Reclassification from \_\_\_\_\_ to \_\_\_\_\_ quality.
  - Reclassification of Structure Type \_\_\_\_\_
  - Revised CAP, GRM \_\_\_\_\_
  - Other \_\_\_\_\_
- Manifest Error Correction (s) e.g.,
  - Erroneous Measurements:  Building Characteristics  Posting Error  Clerical Error
  - Double Assessment  Incorrect Placement of Improvement

VALUE ADJUSTED BY BOARD AS FOLLOWS:

	Acres	MARKET VALUE	Acres	CURRENT USE/DFI
Land		\$ _____		\$ _____
Improvement (s)		_____		_____
Residence		_____		_____
Outbuilding (s)		_____		_____
<b>Total Value</b>		\$ <i>1,200,000</i>		\$ _____
Personal Property:		\$ _____		\$ _____
Board Chairperson or Designee		<i>Daniel C. Weaver</i>		F _____ RF _____

PETITION NUMBER: 127

NOT PRESENT: TAXPAYER M. Pedone  
APPRAISER AK

ACCOUNT NUMBER: 102580000

ASSESSMENT YEAR: 2022

*Conference Call*

PROPERTY TYPE: 11

NEIGHBORHOOD: 0104

Owner Name: PEDONE DEMIAN A & PEDONE MEGAN D

DBA: \_\_\_\_\_

Appraiser: \_\_\_\_\_

Board Members Present:  Daniel Weaver  Lisa Bodner  John Marks  John Rose  
 Dick Riley

Sound File #: \_\_\_\_\_

Date of Hearing 11/16/2022 Continued? \_\_\_\_\_ For \_\_\_\_\_

Date of Final Decision: \_\_\_\_\_

	Acres	Current Cert. Value	Appellant Estimated Value	Appraiser Recommended Value
Land		\$ 169,000	\$ _____	\$ _____
Improvement (s)		\$ 152,482	\$ _____	\$ _____
<b>Total</b>	0.00	\$ 321,482	\$ _____	\$ _____

Personal Property: \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

Remarks: \_\_\_\_\_

REASON: *No Comparables or cost estimates*  
 Certified value sustained due to insufficient clear, cogent or convincing evidence from the property owner to support a reduction in value.  
 Certified value sustained based on appraiser comparables submitted e.g. \_\_\_\_\_  
 Certified value sustained based on appellant comparables submitted e.g. \_\_\_\_\_  
 Other \_\_\_\_\_

Value found to be erroneous based on:  
 Arm's-length purchase of subject property.  
 Sales of Comparable Property. Appraiser: [ ] Appellant: [ ]  
 Income Analysis of Value  
 Depreciation: [ ] Physical [ ] Functional [ ] Locational Economic  
 Condition Reclassification From \_\_\_\_\_ To \_\_\_\_\_  
 Physical Factor (s) \_\_\_\_\_  
 Governmental Factor: [ ] Ecological Factor [ ] Economic Factor  
 Other: \_\_\_\_\_

Value found to have been determined on a fundamentally incorrect basis:  
 Reclassification of Higher & Best Use \_\_\_\_\_  
 Land Reclassification/Topography \_\_\_\_\_  
 Construction Reclassification from \_\_\_\_\_ to \_\_\_\_\_ quality.  
 Reclassification of Structure Type \_\_\_\_\_  
 Revised CAP, GRM \_\_\_\_\_  
 Other \_\_\_\_\_

Manifest Error Correction (s) e.g.,  
 Erroneous Measurements;  Building Characteristics  Posting Error  Clerical Error  
 Double Assessment  Incorrect Placement of Improvement

VALUE ADJUSTED BY BOARD AS FOLLOWS:

	Acres	MARKET VALUE	Acres	CURRENT USE/DFI
Land		\$ _____	Land	\$ _____
Improvement (s)		\$ _____	Improvement (s)	\$ _____
Residence		321,482 <i>DW</i>	Residence	\$ _____
Outbuilding (s)		381,482	Outbuilding (s)	\$ _____
<b>Total Value</b>		\$ <u>321,482</u>	<b>Total SAT Value</b>	\$ _____

Personal Property: \$ \_\_\_\_\_ \$ \_\_\_\_\_

Board Chairperson or Designee Daniel E. Weaver F \_\_\_\_\_ RF \_\_\_\_\_

11/16/2022 8:26:52AM

CLARK COUNTY BOARD OF EQUALIZATION  
BOARD CLERK'S RECORD OF HEARING

QBOE02

PETITION NUMBER: 115

NOT PRESENT: TAXPAYER Michael Edwison  
APPRAISER X

ACCOUNT NUMBER: 55590000  
ASSESSMENT YEAR: 2022  
PROPERTY TYPE: 11

*Conference Call*

NEIGHBORHOOD: 0103

Owner Name: EDWINSON MICHAEL D & EDWINSON MORGAN U CO-TRUS

DBA:

Appraiser:

Board Members Present:  Daniel Weaver  Lisa Bodner  John Marks  John Rose  
 Dick Riley

Sound File #:

Date of Hearing 11/16/2022 Continued? \_\_\_\_\_ For \_\_\_\_\_  
Date of Final Decision: \_\_\_\_\_

	Acres	Current Cert. Value	Appellant Estimated Value	Appraiser Recommended Value
Land		\$ 219,600	\$ _____	\$ _____
Improvement (s)		\$ 295,475	\$ _____	\$ _____
<b>Total</b>	<b>0.00</b>	<b>\$ 515,075</b>	<b>\$ _____</b>	<b>\$ _____</b>
Personal Property:		\$ _____	\$ _____	\$ _____

Remarks: Moved from 11/15 to 11/16 due to critical meeting conflict. Appraiser RSVP'd not attending and board chair approved change. - MM

REASON: *Assessor Comps.*

- Certified value sustained due to insufficient clear, cogent or convincing evidence from the property owner to support a reduction in value.
- Certified value sustained based on appraiser comparables submitted e.g. \_\_\_\_\_
- Certified value sustained based on appellant comparables submitted e.g. \_\_\_\_\_
- Other \_\_\_\_\_
- Value found to be erroneous based on:
  - Arm's-length purchase of subject property.
  - Sales of Comparable Property. Appraiser: [ ] Appellant: [ ]
  - Income Analysis of Value
  - Depreciation:  Physical  Functional  Locational Economic
  - Condition Reclassification From \_\_\_\_\_ To \_\_\_\_\_
  - Physical Factor (s) \_\_\_\_\_
  - Governmental Factor:  Ecological Factor  Economic Factor
  - Other: \_\_\_\_\_
- Value found to have been determined on a fundamentally incorrect basis:
  - Reclassification of Higher & Best Use \_\_\_\_\_
  - Land Reclassification/Topography \_\_\_\_\_
  - Construction Reclassification from \_\_\_\_\_ to \_\_\_\_\_ quality.
  - Reclassification of Structure Type \_\_\_\_\_
  - Revised CAP, GRM \_\_\_\_\_
  - Other \_\_\_\_\_
- Manifest Error Correction (s) e.g.,
  - Erroneous Measurements;  Building Characteristics  Posting Error  Clerical Error
  - Double Assessment  Incorrect Placement of Improvement

VALUE ADJUSTED BY BOARD AS FOLLOWS:

	Acres	MARKET VALUE	Acres	CURRENT USE/DFI
Land		\$ _____	Land	\$ _____
Improvement (s)		\$ _____	Improvement (s)	\$ _____
Residence		\$ _____	Residence	\$ _____
Outbuilding (s)		\$ _____	Outbuilding (s)	\$ _____
<b>Total Value</b>		<b>\$ 515,075</b>	<b>Total SAT Value</b>	<b>\$ _____</b>
Personal Property:		\$ _____		\$ _____

Board Chairperson or Designee

*Daniel D. Wan*

S \_\_\_\_\_  
F \_\_\_\_\_  
RF \_\_\_\_\_

CLARK COUNTY BOARD OF EQUALIZATION  
BOARD CLERK'S RECORD OF HEARING

PETITION NUMBER: 130

NOT PRESENT: TAXPAYER Cheryl & Stephen Irvin  
APPRaiser X

ACCOUNT NUMBER: 186251000

ASSESSMENT YEAR: 2022

*Conference Call*

PROPERTY TYPE: 11

NEIGHBORHOOD: 0040

Owner Name: IRVIN STEPHEN & IRVIN CHERYL

DBA: \_\_\_\_\_

Appraiser: \_\_\_\_\_

Board Members Present:  Daniel Weaver  Lisa Bodner  John Marks  John Rose  
 Dick Riley

Sound File #: \_\_\_\_\_

Date of Hearing 11/16/2022 Continued? \_\_\_\_\_ For \_\_\_\_\_

Date of Final Decision: \_\_\_\_\_

	Acres	Current Cert. Value	Appellant Estimated Value	Appraiser Recommended Value
Land		\$ 480,320	\$ _____	\$ _____
Improvement (s)		\$ 238,448	\$ _____	\$ _____
<b>Total:</b>	1.69	\$ 718,768	\$ _____	\$ _____
Personal Property:		\$ _____	\$ _____	\$ _____

Remarks: \_\_\_\_\_

REASON:

- Certified value sustained due to insufficient clear, cogent or convincing evidence from the property owner to support a reduction in value.
- Certified value sustained based on appraiser comparables submitted e.g. \_\_\_\_\_
- Certified value sustained based on appellant comparables submitted e.g. \_\_\_\_\_
- Other \_\_\_\_\_
- Value found to be erroneous based on:
  - Arm's-length purchase of subject property.
  - Sales of Comparable Property. Appraiser: [ \_\_\_\_\_ ] Appellant: [ \_\_\_\_\_ ]
  - Income Analysis of Value
  - Depreciation:  Physical  Functional  Locational Economic
  - Condition Reclassification From \_\_\_\_\_ To \_\_\_\_\_
  - Physical Factor (s) \_\_\_\_\_
  - Governmental Factor: \_\_\_\_\_ Ecological Factor \_\_\_\_\_ Economic Factor \_\_\_\_\_
  - Other: *All but 0.13 in flood plain by + 21% = 547,946*
- Value found to have been determined on a fundamentally incorrect basis: 4
  - Reclassification of Higher & Best Use \_\_\_\_\_
  - Land Reclassification/Topography \_\_\_\_\_
  - Construction Reclassification from \_\_\_\_\_ to \_\_\_\_\_ quality.
  - Reclassification of Structure Type \_\_\_\_\_
  - Revised CAP, GRM \_\_\_\_\_
  - Other \_\_\_\_\_
- Manifest Error Correction (s) e.g., \_\_\_\_\_
  - Erroneous Measurements;  Building Characteristics  Posting Error  Clerical Error
  - Double Assessment  Incorrect Placement of Improvement

VALUE ADJUSTED BY BOARD AS FOLLOWS:

	Acres	MARKET VALUE	Acres	CURRENT USE/DFI
Land		\$ 307,498 <i>DW</i>		\$ _____
Improvement (s)		238,448 <i>DW</i>		\$ _____
Residence				\$ _____
Outbuilding (s)		547,946		\$ _____
<b>Total Value</b>			<b>Total SAat Value</b>	\$ _____

Personal Property: \$ \_\_\_\_\_

Board Chairperson or Designee

*Daniel C. Wilson*

S \_\_\_\_\_  
F \_\_\_\_\_  
RF \_\_\_\_\_

CLARK COUNTY BOARD OF EQUALIZATION  
BOARD CLERK'S RECORD OF HEARING

QB0E02

PETITION NUMBER: 130  
ACCOUNT NUMBER: 186251000  
ASSESSMENT YEAR: 2022  
PROPERTY TYPE: 11

NOT PRESENT: TAXPAYER Cheryl & Stephen Irvin  
APPRAISER X

*Conference Call*

Owner Name: IRVIN STEPHEN & IRVIN CHERYL  
DBA: \_\_\_\_\_

NEIGHBORHOOD: 0040

Appraiser: \_\_\_\_\_

Board Members Present:  Daniel Weaver  Lisa Bodner  John Marks  John Rose  
 Dick Riley

Sound File #: \_\_\_\_\_

Date of Hearing: 11/16/2022 Continued? \_\_\_\_\_ For \_\_\_\_\_  
Date of Final Decision: \_\_\_\_\_

	Acres	Current Cert. Value	Appellant Estimated Value	Appraiser Recommended Value
Land		\$ 480,320	\$ _____	\$ _____
Improvement (s)		\$ 238,448	\$ _____	\$ _____
<b>Total</b>	1.69	\$ 718,768	\$ _____	\$ _____
Personal Property:		\$ _____	\$ _____	\$ _____

Remarks: \_\_\_\_\_

REASON:

- Certified value sustained due to insufficient clear, cogent or convincing evidence from the property owner to support a reduction in value.
- Certified value sustained based on appraiser comparables submitted e.g. \_\_\_\_\_
- Certified value sustained based on appellant comparables submitted e.g. \_\_\_\_\_
- Other \_\_\_\_\_
- Value found to be erroneous based on:
  - Arm's-length purchase of subject property.
  - Sales of Comparable Property. Appraiser: [ ] Appellant: [ ]
  - Income Analysis of Value
  - Depreciation: [ ] Physical [ ] Functional [ ] Locational Economic
  - Condition Reclassification From \_\_\_\_\_ To \_\_\_\_\_
  - Physical Factor (s) \_\_\_\_\_
  - Governmental Factor \_\_\_\_\_
  - Other: *all but 13 in flood plain by + 21% = 547946*
- Value found to have been determined on a fundamentally incorrect basis: 4
  - Reclassification of Higher & Best Use \_\_\_\_\_
  - Land Reclassification/Topography \_\_\_\_\_
  - Construction Reclassification from \_\_\_\_\_ to \_\_\_\_\_ quality.
  - Reclassification of Structure Type \_\_\_\_\_
  - Revised CAP, GRM \_\_\_\_\_
  - Other \_\_\_\_\_
- Manifest Error Correction (s) e.g.,
  - Erroneous Measurements; [ ] Building Characteristics [ ] Posting Error [ ] Clerical Error
  - Double Assessment [ ] Incorrect Placement of Improvement

VALUE ADJUSTED BY BOARD AS FOLLOWS:

	Acres	MARKET VALUE	Acres	CURRENT USE/DFI
Land		\$ _____	Land	\$ _____
Improvement (s)		_____	Improvement (s)	_____
Residence		_____	Residence	_____
Outbuilding (s)		_____	Outbuilding (s)	_____
<b>Total Value</b>		\$ <u>547,946</u>	<b>Total SAI Value</b>	\$ _____
Personal Property:		\$ _____		\$ _____
Board Chairperson or Designee		<u>Daniel C. Weaver</u>		F _____
				RF _____

*Dave Sasaki*  
TAXPAYER \_\_\_\_\_  
APPRaiser X

PETITION NUMBER: 132

NOT PRESENT: TAXPAYER \_\_\_\_\_

ACCOUNT NUMBER: 92007458

*Conference Call*

ASSESSMENT YEAR: 2022

PROPERTY TYPE: 17

NEIGHBORHOOD: 0636

Owner Name: SASAKI DAVE G

DBA: \_\_\_\_\_

Appraiser: \_\_\_\_\_

Board Members Present:  Daniel Weaver  Lisa Bodner  John Marks  John Rose  
 Dick Riley

Sound File #: \_\_\_\_\_

Date of Hearing 11/16/2022 Continued? \_\_\_\_\_ For \_\_\_\_\_

Date of Final Decision: \_\_\_\_\_

	Acres	Current Cert. Value	Appellant Estimated Value	Appraiser Recommended Value
Land		\$ 0	\$ _____	\$ _____
Improvement (s)		\$ 325,697	\$ _____	\$ _____
<b>Total</b>	0.00	\$ 325,697	\$ _____	\$ _____
Personal Property:		\$ _____	\$ _____	\$ _____

Remarks: \_\_\_\_\_

REASON:

- Certified value sustained due to insufficient clear, cogent or convincing evidence from the property owner to support a reduction in value.
- Certified value sustained based on appraiser comparables submitted e.g. \_\_\_\_\_
- Certified value sustained based on appellant comparables submitted e.g. \_\_\_\_\_
- Other \_\_\_\_\_
- Value found to be erroneous based on:
  - Arm's-length purchase of subject property.
  - Sales of Comparable Property. Appraiser: [ ] Appellant: [ ]
  - Income Analysis of Value
  - Depreciation: [ ] Physical [ ] Functional [ ] Locational Economic
  - Condition Reclassification From \_\_\_\_\_ To \_\_\_\_\_
  - Physical Factor (s) \_\_\_\_\_
  - Governmental Factor: [ ] Ecological Factor [ ] Economic Factor
  - Other: *Appraiser Suggested Value - 1 BR Comp + Golf Course*
- Value found to have been determined on a fundamentally incorrect basis:
  - Reclassification of Higher & Best Use \_\_\_\_\_
  - Land Reclassification/Topography \_\_\_\_\_
  - Construction Reclassification from \_\_\_\_\_ to \_\_\_\_\_ quality.
  - Reclassification of Structure Type \_\_\_\_\_
  - Revised CAP, GRM \_\_\_\_\_
  - Other \_\_\_\_\_
- Manifest Error Correction (s) e.g.,
  - Erroneous Measurements; [ ] Building Characteristics [ ] Posting Error [ ] Clerical Error
  - Double Assessment [ ] Incorrect Placement of Improvement

VALUE ADJUSTED BY BOARD AS FOLLOWS:

	Acres	MARKET VALUE	Acres	CURRENT USE/DFI
Land		\$ _____		\$ _____
Improvement (s)		_____		_____
Residence		_____		_____
Outbuilding (s)		_____		_____
<b>Total Value</b>		\$ <u>284,530</u>		\$ _____
Personal Property:		\$ _____		\$ _____
Board Chairperson or Designee		<i>Daniel G. Weaver</i>		F _____ RF _____

PETITION NUMBER: 131

NOT PRESENT: Dave Jackson  
TAXPAYER  
APPRaiser X

ACCOUNT NUMBER: 118157000  
ASSESSMENT YEAR: 2022  
PROPERTY TYPE: 11

*Conference Call*

NEIGHBORHOOD: 0137

Owner Name: JACKSON DAVID L & JACKSON GEORGI P

DBA:

Appraiser:

Board Members Present:  Daniel Weaver  Lisa Bodner  John Marks  John Rose  
 Dick Riley

Sound File #:

Date of Hearing: 11/16/2022 Continued? For

Date of Final Decision:

	Acres	Current Cert. Value	Appellant Estimated Value	Appraiser Recommended Value
Land		\$ 204,600	\$	\$
Improvement (s)		\$ 227,106	\$	\$
<b>Total:</b>	0.32	\$ 431,706	\$	\$

Personal Property: \$

Remarks:

REASON:

- Certified value sustained due to insufficient clear, cogent or convincing evidence from the property owner to support a reduction in value.
- Certified value sustained based on appraiser comparables submitted e.g.
- Certified value sustained based on appellant comparables submitted e.g.
- Other
- Value found to be erroneous based on:
  - Arm's-length purchase of subject property.
  - Sales of Comparable Property. Appraiser: [ ] Appellant: [ ]
  - Income Analysis of Value
  - Depreciation:  Physical  Functional  Locational Economic
  - Condition Reclassification From To
  - Physical Factor (s)
  - Governmental Factor:  Ecological Factor  Economic Factor
  - Other: *Reduce value of land by 30,000+*
- Value found to have been determined on a fundamentally incorrect basis:
  - Reclassification of Higher & Best Use
  - Land Reclassification/Topography
  - Construction Reclassification from to quality.
  - Reclassification of Structure Type
  - Revised CAP, GRM
  - Other
- Manifest Error Correction (s) e.g.,
  - Erroneous Measurements;  Building Characteristics  Posting Error  Clerical Error
  - Double Assessment  Incorrect Placement of Improvement

VALUE ADJUSTED BY BOARD AS FOLLOWS:

	Acres	MARKET VALUE	Acres	CURRENT USE/DFI
Land		\$	Land	\$
Improvement (s)			Improvement (s)	
Residence			Residence	
Outbuilding (s)			Outbuilding (s)	
<b>Total Value</b>		\$ <u>400,000</u>	<b>Total SAI Value</b>	\$
Personal Property:		\$		\$

Board Chairperson or Designee

*Daniel C. Weaver*

F  
RF

PETITION NUMBER: 135

NOT PRESENT: TAXPAYER \_\_\_\_\_  
APPRaiser X

ACCOUNT NUMBER: 110175616

ASSESSMENT YEAR: 2022

*Conference Call*

PROPERTY TYPE: 11

NEIGHBORHOOD: 0153

Owner Name: LI GARY GANG & ZHAO YUFANG

DBA: \_\_\_\_\_

Appraiser: \_\_\_\_\_

Board Members Present:  Daniel Weaver  Lisa Bodner  John Marks  John Rose  
 Dick Riley

Sound File #: \_\_\_\_\_

Date of Hearing 11/16/2022 Continued? \_\_\_\_\_ For \_\_\_\_\_

	Acres	Current Cert. Value	Appellant Estimated Value	Appraiser Recommended Value
Land		\$ 207,000	\$ _____	\$ _____
Improvement (s)		\$ 639,614	\$ _____	\$ _____
<b>Total</b>	0.00	\$ 846,614	\$ _____	\$ _____
Personal Property:		\$ _____	\$ _____	\$ _____

Remarks:

REASON: *Need explanation of change in classification*

- Certified value sustained due to insufficient clear, cogent or convincing evidence from the property owner to support a reduction in value.
- Certified value sustained based on appraiser comparables submitted e.g. \_\_\_\_\_
- Certified value sustained based on appellant comparables submitted e.g. \_\_\_\_\_
- Other \_\_\_\_\_
- Value found to be erroneous based on:
  - Arm's-length purchase of subject property.
  - Sales of Comparable Property. Appraiser: [ ] Appellant: [ ]
  - Income Analysis of Value
  - Depreciation: [ ] Physical [ ] Functional [ ] Locational Economic
  - Condition Reclassification From \_\_\_\_\_ To \_\_\_\_\_
  - Physical Factor (s) \_\_\_\_\_
  - Governmental Factor: [ ] Ecological Factor [ ] Economic Factor
  - Other: \_\_\_\_\_
- Value found to have been determined on a fundamentally incorrect basis:
  - Reclassification of Higher & Best Use \_\_\_\_\_
  - Land Reclassification/Topography \_\_\_\_\_
  - Construction Reclassification from \_\_\_\_\_ to \_\_\_\_\_ quality.
  - Reclassification of Structure Type \_\_\_\_\_
  - Revised CAP, GRM \_\_\_\_\_
  - Other \_\_\_\_\_
- Manifest Error Correction (s) e.g.,
  - Erroneous Measurements; [ ] Building Characteristics [ ] Posting Error [ ] Clerical Error
  - Double Assessment [ ] Incorrect Placement of Improvement

VALUE ADJUSTED BY BOARD AS FOLLOWS:

	Acres	MARKET VALUE	Acres	CURRENT USE/DFI
Land	_____	\$ _____	Land	\$ _____
Improvement (s)	_____	_____	Improvement (s)	_____
Residence	_____	_____	Residence	_____
Outbuilding (s)	_____	_____	Outbuilding (s)	_____
<b>Total Value</b>	_____	\$ <u>846,614</u>	<b>Total SAI Value</b>	\$ _____

Personal Property: \$ \_\_\_\_\_ S \_\_\_\_\_

Board Chairperson or Designee *Daniel C. Weaver* F \_\_\_\_\_

RF \_\_\_\_\_

11/16/2022 8:26:52AM

CLARK COUNTY BOARD OF EQUALIZATION  
BOARD CLERK'S RECORD OF HEARING

*Harvey & Kathryn Minter* QBOE02

PETITION NUMBER: 136  
ACCOUNT NUMBER: 141079000  
ASSESSMENT YEAR: 2022  
PROPERTY TYPE: 11

NOT PRESENT: TAXPAYER \_\_\_\_\_  
APPRaiser X

*Conference Call*

NEIGHBORHOOD: 0019

Owner Name: MINTER HARVEY H & MINTER KATHRYN L

DBA: \_\_\_\_\_

Appraiser: \_\_\_\_\_

Board Members Present:  Daniel Weaver  Lisa Bodner  John Marks  John Rose  
 Dick Riley

Sound File #: \_\_\_\_\_

Date of Hearing 11/16/2022 Continued? \_\_\_\_\_ For \_\_\_\_\_

Date of Final Decision: \_\_\_\_\_

	Acres	Current Cert. Value	Appellant Estimated Value	Appraiser Recommended Value
Land		\$ 258,360	\$ _____	\$ _____
Improvement (s)		\$ 709,494	\$ _____	\$ _____
<b>Total</b>	5.00	\$ 967,854	\$ _____	\$ _____
Personal Property:		\$ _____	\$ _____	\$ _____

Remarks: \_\_\_\_\_

REASON:

- Certified value sustained due to insufficient clear, cogent or convincing evidence from the property owner to support a reduction in value.
- Certified value sustained based on appraiser comparables submitted e.g. \_\_\_\_\_
- Certified value sustained based on appellant comparables submitted e.g. \_\_\_\_\_
- Other \_\_\_\_\_
- Value found to be erroneous based on:
  - Arm's-length purchase of subject property.
  - Sales of Comparable Property. Appraiser: [ ] Appellant: [ ]
  - Income Analysis of Value
  - Depreciation: [ ] Physical [ ] Functional [ ] Locational Economic
  - Condition Reclassification From \_\_\_\_\_ To \_\_\_\_\_
  - Physical Factor (s) \_\_\_\_\_
  - Governmental Factor: [ ] Ecological Factor [ ] Economic Factor
  - Other: *Address suggested value based on Comp.*
- Value found to have been determined on a fundamentally incorrect basis:
  - Reclassification of Higher & Best Use \_\_\_\_\_
  - Land Reclassification/Topography \_\_\_\_\_
  - Construction Reclassification from \_\_\_\_\_ to \_\_\_\_\_ quality.
  - Reclassification of Structure Type \_\_\_\_\_
  - Revised CAP, GRM \_\_\_\_\_
  - Other \_\_\_\_\_
- Manifest Error Correction (s) e.g.,
  - Erroneous Measurements; [ ] Building Characteristics [ ] Posting Error [ ] Clerical Error
  - Double Assessment [ ] Incorrect Placement of Improvement

VALUE ADJUSTED BY BOARD AS FOLLOWS:

	Acres	MARKET VALUE	Acres	CURRENT USE/DFI
Land		\$ _____	Land	\$ _____
Improvement (s)		_____	Improvement (s)	_____
Residence		_____	Residence	_____
Outbuilding (s)		_____	Outbuilding (s)	_____
<b>Total Value</b>		\$ <u>896,904</u>	<b>Total SAT Value</b>	\$ _____
Personal Property:		\$ _____	S	_____
Board Chairperson or Designee		<i>Daniel C. Weaver</i>	F	_____
			RF	_____

Owner	PID	Cas	ATD?	ADR	NOTES
DAWSON STEPHEN & DAWSON KARIN	110284- 150	<b>133</b>	Stephen Dawson	12904 NE 14TH ST	The appellant stated that the subject is on septic, which will need to be replaced with sewer if sold. It would cost \$12,000-\$15,000 to get the new line. Most homes in the neighborhood are already on sewer. The roof needs replacement, which would cost \$10,000-\$12,000. The home is only a 2-bedroom, 2-bathroom, with a small addition for a family room. Property #110284-154 sold for \$400,000.
STAROS DOMINIK & STAROS GINA	140689- 000	<b>148</b>	Dominik Staros Gina Staros	1903 NE 387TH AVE	The appellants stated that an appraisal was performed earlier this year, indicating a value of \$1,330,000 as of September 28, 2022. The appraisal utilized comparables that considered the positive and negative qualities of the subject property. The 2021 assessment was \$1,000,000. Finding a middle ground between the 2021 assessment and the recent appraisal indicates a value of \$1,200,000 for the 2022 assessment.
PEDONE DEMIAN A & PEDONE MEGAN D	102580- 000	<b>127</b>	Demian Pedone	3812 U ST	The appellant stated that the subject property needs significant repair and upgrading in order to align with the assessment. The home has lead paint and would need extensive remediation. When a bid was received several years ago to strip the lead paint, it would cost roughly \$12,000 and then still need to be repainted by the appellant.
EDWINSON MICHAEL D EDWINSON MORGAN CO-TRUSTEES	55590- 000	<b>115</b>	Michael Edwinson Morgan Edwinson (Spectator)	714 W 16TH ST	The appellant stated that the subject property is a 1910 home that is difficult to compare. It is very basic with no garage or storage space and is on a small lot. The home across the street is in a pending sale. It was originally listed for \$510,000 and was marked down to \$435,000. The neighboring home has nicer qualities than the subject and it is newer. The comparables submitted are within the same neighborhood.
SASAKI DAVE G	92007- 458	<b>132</b>	Dave Sasaki	15711 SE 23RD ST #121	The appellant stated that the subject property does not have as much square footage as the Assessor's comparable properties. Only one of the Assessor's comparables is similar to the subject in footage and bedrooms, which sold for \$219,900 in April 2021.
IRVIN STEPHEN & IRVIN CHERYL	186251- 000	<b>130</b>	Stephen Irvin Cheryl Irvin	13112 NE SALMON CREEK AVE	The appellants stated that of the 1.69-acre property, only .13 acres is not in the floodplain. The Assessor's Office believes there is additional buildable space, causing the assessment to be incorrect. The property was damaged by flooding in the 1990s and is expected to flood periodically.
JACKSON DAVID L & JACKSON GEORGI P	118157- 000	<b>131</b>	Dave Jackson	8000 SE MAPLE AVE	The appellant stated that a section of the property is unusable, as it is an easement on an adjacent property. Roads, slopes, and a powerline along the east portion of the lot inhibit the property's usability. The Assessor's comparables are more valuable lots with better use and curb appeal. The subject property is older and in worse condition than the Assessor's comparables.
LI GARY GANG & ZHAO YUFANG	110175- 616	<b>135</b>	Gary Gang Li Yufang Zhao	1217 NE 150TH AVE	The appellants stated that the home's classification was changed from good plus to good. The home should still be classified as good plus.  (Dan asking Assessor's office to review quality in decision detail)
MINTER HARVEY H & MINTER KATHRYN L	141079- 000	<b>136</b>	Harvey Minter Kathryn Minter	1414 NE 394TH AVE	The appellants referred to the submitted comparables. The Assessor's comparables included properties in a different neighborhood than the subject.