

Clark County Board of Equalization - Board Clerk's Record of Hearing

CASE BEING HEARD

Assessment Year:	2025	Petition No:	365	Parcel Number:	177504-008
Owner Name:	WESTRIDGE RIVER LLC				
Situs Address:	524 SE 201ST AVE				
Property Type:	1.5-story residence	Acres:	0.32	NBHD	
Mailing Address:	7260 W AZURE DR SUITE 140-1022				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input type="checkbox"/> Phone Conference	<input type="checkbox"/> In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
<input checked="" type="checkbox"/> Daniel Weaver <input checked="" type="checkbox"/> Joel Cline <input checked="" type="checkbox"/> Terry Hagberg	<input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Lisa Bodner <i>James H Della Mura</i>	-	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 17, 2026	10:20		

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE:	The appellant submitted three comparable sales [#177504-038 sold for \$1,385,000 in July 2024; #177496-428 sold for \$1,425,000 in June 2024; and #177496-406 sold for \$1,725,000 in June 2024].
ASSESSOR EVIDENCE:	The Assessor's evidence included five comparable sales and a cover letter recommending no change to the assessed value. The appellant disagreed with the appraiser's findings.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 335,000	\$ 335,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 1,240,919	\$ 1,054,545		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 1,575,919	\$ 1,389,545		
NOTES:	<i>Appellant Comps. in same street</i>		<input type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input type="checkbox"/> Comps	<input type="checkbox"/> Repairs <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	2/17/26

Clark County Board of Equalization - Board Clerk's Record of Hearing

CASE BEING HEARD

Assessment Year:	2025	Petition No:	370	Parcel Number:	1210-370
Owner Name:	HOPKINS PHILIP R				
Situs Address:	608 W 33RD ST				
Property Type:	ranch style residence	Acres:	0.17	NBHD	
Mailing Address:	216 WEST 29TH ST				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input type="checkbox"/> Phone Conference	<input type="checkbox"/> In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
<input checked="" type="checkbox"/> Daniel Weaver <input checked="" type="checkbox"/> Joel Cline <input checked="" type="checkbox"/> Terry Hagberg	<input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Lisa Bodner Philip Hopkins		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 17, 2026	10:31	10:45	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#1215-230 sold for \$447,000 in November 2024; #37918-010 sold for \$410,000 in July 2025; and #7060-000 sold for \$490,000 in July 2024].

ASSESSOR EVIDENCE: The Assessor's evidence included five comparable sales, a property information card, and a cover letter recommending the assessed value be reduced to \$533,456.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 240,375	\$ 240,375	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 306,544	\$ 252,625		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 546,919	\$ 493,000		
NOTES: Appellant sales analysis			<input type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input type="checkbox"/> Comps	<input type="checkbox"/> Repairs <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	2/17/26

Clark County Board of Equalization - Board Clerk's Record of Hearing

CASE BEING HEARD

Assessment Year:	2025	Petition No:	406	Parcel Number:	118265-068
Owner Name:	DEK PROPERTIES LLC				
Situs Address:	502 NE 105TH ST				
Property Type:	ranch style duplex	Acres:	0.21	NBHD	
Mailing Address:	401 TOM LANDRY HWY #660901				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input type="checkbox"/> Phone Conference	<input type="checkbox"/> In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
<input checked="" type="checkbox"/> Daniel Weaver <input checked="" type="checkbox"/> Joel Cline <input checked="" type="checkbox"/> Terry Hagberg	<input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Lisa Bodner <i>Krutak Patel</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 17, 2026	10:55	11:03	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted four comparable sales [#189265-015 sold for \$485,000 in December 2024; #118104-310 sold for \$625,000 in July 2024; #118104-046 sold for \$430,000 in February 2024; and #97839-328 sold for \$639,000 in August 2024].

ASSESSOR EVIDENCE: The Assessor's evidence included four comparable sales, a property information card, and a cover letter recommending no change to the assessed value. The appellant disagreed with the appraiser's findings.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 193,500	\$ 193,500	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 377,637	\$ 359,500		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 571,137	\$ 544,000		
NOTES:			<input type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input checked="" type="checkbox"/> Comps	<input type="checkbox"/> Repairs <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Other
<i>Appellant & Assessor Comps.</i>				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C Weaver</i>	2/17/26

Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
WESTRIDGE RIVER LLC	177504008	365	7260 W AZURE DR SUITE 140-1022	James Muse Della Muse	The appellants referred to the map of the comparable sales. The appellant's comparable sales are in the same gated community as the subject property. The appellant and the Assessor share one comparable sale that is directly across the street from the subject property. The appellants stated the Assessor's other comparable sales are too far away to be considered comparable because they are located near the lake and golf course in more desirable locations.
HOPKINS PHILIP R	1210370	370	216 WEST 29TH ST	Philip Hopkins	The appellant referred to comparable sales with similar square footage, lot size, and bedroom number. Two of the Assessor's comparable sales are renovated properties with high-end finishes that are not comparable to the subject property which has no updates or improvements. The appellant believes his value should be lower than his initially requested value.
DEK PROPERTIES LLC	118265068	406	401 TOM LANDRY HWY #660901	Krutik Patel	The appellant's agent provided four comparable sales with adjustments for age, square footage, and lot size. The appellant provided three comparable sales that were close to the subject property. Two of these properties were single family residences and not duplex homes like the subject property.