

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	376	Parcel Number:	37917-387
Owner Name:	BEATTY MARK & BEATTY MELISSA				
Situs Address:	7125 SE EVERGREEN HWY				
Property Type:	ranch style residence	Acres:	0.52	NBHD	
Mailing Address:	PO BOX 133				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input type="checkbox"/> Phone Conference	<input type="checkbox"/> In-Person
Board:	<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	Taxpayer: <i>Melissa & Mark Beatty</i> Assessor: <i>-</i> Third Parties (if any):

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 18, 2026	<i>10:17</i>	<i>10:36</i>	

CASE DETAILS

TESTIMONY: *(See attached note sheet)*

APPELLANT EVIDENCE: The property was purchased for \$2,100,000 in August 2024. The appellant submitted six comparable sales [#166635-000 sold for \$1,580,000 in October 2024; #122606-000 sold for \$6,350,000 in June 2024; #166834-000 sold for \$1,400,000 in August 2024; #37917-517 sold for \$1,650,000 in January 2025; #112427-264 sold for \$1,850,000 in December 2024; and #35770-160 sold for \$1,320,000 in October 2024].

ASSESSOR EVIDENCE: The Assessor's evidence included 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)	\$ 566,009	\$ <i>566,079</i>	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 1,324,959	\$ <i>1,324,959</i>		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 1,890,968	\$ <i>1,890,968</i>		
NOTES:			<input type="checkbox"/> Purchase <input type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Comps <input type="checkbox"/> Other	
<i>Purchase price in Aug 2024 \$ 2,100,000</i>				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C Weaver</i>	<i>2/18/26</i>

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	379	Parcel Number:	279678-000
Owner Name:	LENGVENIS DYLAN & LENGVENIS JENNIFER				
Situs Address:	22701 NE 355TH CIR				
Property Type:	ranch style residence	Acres:	5	NBHD	
Mailing Address:	22701 NE 355TH CIR				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input type="checkbox"/> Phone Conference	<input type="checkbox"/> In-Person	
Board:	<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	Taxpayer: <i>Jennifer Lengvenis</i>	Assessor: Third Parties (if any):

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 18, 2026	10:41	10:48	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The property was purchased for \$640,000 in March 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.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 284,496	\$ 284,496	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 525,350	\$ 400,000		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 809,846	\$ 684,496		
NOTES:			<input type="checkbox"/> Purchase <input type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Comps <input type="checkbox"/> Other	
<i>Testimony on listing period - sale by Bank is valid</i>				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	2/18/26

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	382	Parcel Number:	109583-200
Owner Name:	ABERG LAWRENCE L & ABERG BETTY				
Situs Address:	3915 NE 143RD AVE				
Property Type:	ranch style residence	Acres:	0.46	NBHD	
Mailing Address:	3915 NE 143RD AVE				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input type="checkbox"/> Phone Conference	<input type="checkbox"/> In-Person		
Board:	<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	Taxpayer: Lawrence Aberg	Assessor:	Third Parties (if any):

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 18, 2026	10:52	10:05	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#109778-032 sold for \$580,000 in February 2025; #110178-048 sold for \$719,000 in May 2025; and #163742-010 sold for \$635,000 in December 2024].

ASSESSOR EVIDENCE: The Assessor's evidence included three comparable sales, property photos, aerial photos, a property information card, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 220,564	\$ 220,564	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 775,586	\$ 578,436		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 996,150	\$ 799,000		
NOTES: Appellant analysis & overbuilt for area			<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
Daniel C. Weaver	2/18/24

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	408	Parcel Number:	154224-012
Owner Name:	HADI HAIDAR MOHAMMED & AL-MAZIDI ANWAR AAM				
Situs Address:	14300 NE 95TH CIR				
Property Type:	2-story residence	Acres:	0.12	NBHD	
Mailing Address:	14300 NE 95TH CIR				

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>Haider Mohammed</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 18, 2026	11:19	11:25	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#148056-020 sold for \$637,000 in June 2025; #109779-518 sold for \$590,000 in May 2025; and #159373-022 sold for \$596,000 in June 2025].

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.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 181,035	\$ 181,035	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 521,224	\$ 521,225		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 702,259	\$ 702,259		
NOTES:			<input type="checkbox"/> Purchase <input type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input checked="" type="checkbox"/> Comps <input type="checkbox"/> Other	
<i>Assessor Comps</i>				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	2/18/26

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	371	Parcel Number:	185575-658
Owner Name:	ROY THEODORE & TAKAYOSHI MEGHAN				
Situs Address:	422 NW 152ND ST				
Property Type:	2-story residence	Acres:	0.06	NBHD	
Mailing Address:	422 NW 152ND 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	—	—

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 18, 2026	11:29	11:30	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: No detailed quantitative information was provided by the appellant for Board review.

ASSESSOR EVIDENCE: The Assessor's evidence included three comparable sales, a property information card, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 184,300	\$ 184,300	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 258,368	\$ 258,368		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 442,668	\$ 442,668		
NOTES: <i>No appellant info</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>	2/18/26

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	372	Parcel Number:	117893-080
Owner Name:	DU PHUONG MUON & NGUYEN XUANHONG THI				
Situs Address:	15502 NE 30TH AVE				
Property Type:	1.5-story residence	Acres:	0.23	NBHD	
Mailing Address:	PO BOX 56692				

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	—	—

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 18, 2026	11:31	11:32	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#117890-530 sold for \$860,000 in August 2024; #117893-094 sold for \$790,000 in December 2024; and #181916-060 sold for \$840,000 in April 2024].

ASSESSOR EVIDENCE: The Assessor's evidence included a property information card and a cover letter recommending the assessed value be reduced to \$841,485.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 287,450	\$ 287,450	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 666,410	\$ 554,035		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 953,860	\$ 841,485		
NOTES:			<input type="checkbox"/> Purchase <input type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input checked="" type="checkbox"/> Comps <input type="checkbox"/> Other	
<i>Appellant analysis</i>				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	2/18/26

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	383	Parcel Number:	115621-152
Owner Name:	MOOERS BRIAN A & MOOERS KATHLEEN L				
Situs Address:	18012 NE 87TH CIR				
Property Type:	ranch style residence	Acres:	0.76	NBHD	
Mailing Address:	18012 NE 87TH CIR				

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	—	—

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 18, 2026	11:33	11:34	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#115621-166 sold for \$1,100,000 in March 2025; #115621-164 sold for \$1,250,000 in July 2024; and #98606-047 sold for \$1,085,000 in May 2024].

ASSESSOR EVIDENCE: The Assessor's evidence included six comparable sales, an analysis of the appellant's comparable sales, a property information card, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 281,200	\$ 281,200	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 1,001,053	\$ 812,800		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 1,282,253	\$ 1,094,000		
NOTES: Assessor error in comp # 115621164 Appellant Comps			<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>	2/18/26

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	385	Parcel Number:	37912-436
Owner Name:	HASEMI FARROKH HOSSEINI				
Situs Address:	5914 OKLAHOMA DRIVE				
Property Type:	ranch style residence	Acres:	0.21	NBHD	
Mailing Address:	5914 OKLAHOMA DRIVE				

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	—	—

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 18, 2026	11:42	11:44	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted six comparable sales [#37912-463 sold for \$400,000 in May 2022; #37912-457 sold for \$465,000 in May 2025; #37912-456 sold for \$435,000 in July 2024; #37912-345 sold for \$500,000 in August 2022; #37912-501 sold for \$480,000 in September 2022; and #37912-445 sold for \$385,000 in September 2023].

ASSESSOR EVIDENCE: The Assessor's evidence included three comparable sales, a property information card, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 202,350	\$ 202,350	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 300,588	\$ 257,650		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 502,938	\$ 460,000		
NOTES: <i>Appellant comps on Oklahoma</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>	2/18/26

Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
ROY THEODORE & TAKAYOSHI MEGHAN	185575658	371	422 NW 152ND ST	No attendance	No attendance
DU PHUONG MUON & NGUYEN XUANHONG THI	117893080	372	PO BOX 56692	No attendance	No attendance
BEATTY MARK & BEATTY MELISSA	37917387	376	PO BOX 133	Melissa Beatty Mark Beatty	The appellants stated their assessment is assessed at a higher price per square foot value than other properties in the area. The appellants believe they overpaid for the subject property. The subject property only has two bedrooms. The appellants paid significantly less for the property than its initial listing value and believe it could have been negotiated lower.
LENGVENIS DYLAN & LENGVENIS JENNIFER	279678000	379	22701 NE 355TH CIR	Jennifer Lengvenis	The appellant stated the property was purchased for \$640,000 in April 2024. It was bank owned, but it was on the market since December 2023. It was initially listed for \$770,000, but the price dropped multiple times before the appellant considered purchasing the property. The barn was removed from the subject property before the bank took ownership of the property.
ABERG LAWRENCE L	109583200	382	3915 NE 143RD AVE	Lawrence Aberg	The appellant stated the increase in the assessed value is not representative of the market value. The appellant believes his assessment should align with the neighboring property that is very similar to the subject property. He is very familiar with both properties because he built both homes. Local realtors do not believe the property will sell as high as the assessed value; they believe it will sell for between \$700,000 and \$800,000. The appellant believes the Assessor's comparable sales are further away and in nicer areas, while the subject property is overbuilt for its neighborhood, which is evident by the surrounding smaller, lower quality comparable properties. The appellant updated his opinion of value to \$799,000.
MOOERS BRIAN A & MOOERS KATHLEEN L	115621152	383	18012 NE 87TH CIR	No attendance	No attendance
HASEMI FARROKH HOSSEINI	37912436	385	5914 OKLAHOMA DRIVE	No attendance	No attendance
HADI HAIDAR MOHAMMED & AL-MAZIDI ANWAR AAM	154224012	408	14300 NE 95TH CIR	Haidar Hadi	The appellant referred to his comparable sales. The appellant chose lot sizes and living areas that were comparable to the subject property with similar feature, which bracket the subject property.