

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	574	Parcel Number:	160262-000
Owner Name:	VANCOUVER PARK PLACE LLC				
Situs Address:	8101 NE PARKWAY DR UNIT F1				
Property Type:	n/a	Acres:	1.41	NBHD	9550
Mailing Address:	PO BOX 1542				

ATTENDANCE

Held by:	<input 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"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks	<input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	Colin Rohmer	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
August 6, 2024	10:05	10:22	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included a cost approach, a series of retail comparable sales from 2023, a list of Clark County retail lease rates, a cash flow statement as of December 2022, and a rent roll as of January 2023.

ASSESSOR EVIDENCE: The Assessor's evidence included an income approach and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 1,179,300	\$ 1,179,300	<input type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 1,233,800	\$ 956,000		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 2,413,100	\$ 2,135,300		
NOTES: Appellant analysis of actual leases on property details			<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>	8/6/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	575	Parcel Number:	160532-000
Owner Name:	VANCOUVER PARK PLACE LLC				
Situs Address:	8101 NE PARKWAY DR UNIT A1				
Property Type:	n/a	Acres:	5.3	NBHD	9550
Mailing Address:	PO BOX 1542				

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"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks	<input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline <i>Colin Rohner</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
August 6, 2024	10:05	10:22	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included a cost approach, a series of retail comparable sales from 2023, a list of Clark County retail lease rates, a cash flow statement as of December 2022, and a rent roll as of January 2023.

ASSESSOR EVIDENCE: The Assessor's evidence included a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 3,989,400	\$ 3,989,400	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 15,262,100	\$ 11,825,300		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 19,251,500	\$ 15,814,700		
NOTES: <i>Appellant analysis of actual leases on property details</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>	8/6/24

Owner	PID	Case	Mail	ATD?	NOTES
VANCOUVER PARK PLACE LLC	160262000	574	1804 GARNET AVE SUITE 557 SANDIEGO CA 92019	COLIN RAHER	The appellant's representative referred to the physical details of the property. The main parcel is the shopping strip, and the second parcel consists of a freestanding building. The representative utilized the income approach with the direct capitalization approach. The agent's capitalization survey provided a capitalization rate of 6.18% indicating a value of \$17,949,838. The agent used the actual rent rolls and cash flow statement from January 1st 2023.
VANCOUVER PARK PLACE LLC	160532000	575	1804 GARNET AVE SUITE 557 SANDIEGO CA 92019	vm	