

Though it galls me to have to ask you Home and Building owners for contributions... I MUST.. We have no other way of defeating him. We do out number vacant land owners about 200 to 1 but they have the big bucks and they are going to spend more, much more to stop me and you from spoiling their birdsnest on the ground, pardon the pun !...The assessor, Dutton usually spends from \$ 40,000 to 70,000 dollars all given to him by big vacant landowners who expect and get lower appraisals and lower taxes at our expense.

Needless to say I wont get a dime from his contributors and hopefully after this campaign neither will any other candidate ever get vacant land owners contributions.

In 1978 Summa gave Dutton \$1,000 (We know of)

In 1982 " " " 5,000 " " "

In view of the super low appraisals and assessments he gave them it looks like he sold out too cheap.Dutton must have put some kind of pressure in 82 since they gave him 5 TIMES MORE..

In 1978 he got an overall total of \$67,000 "GIFTS".
In 1982 " " " 36,500 " " "

(That we know of!)

About 54% less in 82, but notice the big-big landowners gave MORE...

In 1978 the biggies gave him \$ 9,600...

In 1982 " " " 16,000...

(AN INCREASE OF ABOUT 61 %)

By law all contributions above \$500 have to be listed by name, as are all the above, HOWEVER anything UNDER \$500 must be reported but NOT by name. So we dont know if these are ALL the monies he got or really WHO he got them from, since no one investigates....?

In 1978 all UNDER 500 Contributions totaled \$ 57,000, a lot of money from a lot of SMALLER Vacant landowners wanting and getting what they paid for...lower taxes at Homeowners expense...

In 1982 all under 500 contributions came to about \$ 22,500. A DECREASE OF ABOUT 40%...IT MAY BE THAT DUTTON IS NOT AS POPULAR EVEN WITH HIS VACANT LANDOWNER CLIQUE....?

We have had about 12 years of Dutton and that 's more than we can stand OR AFFORD.LET'S MAKE 86 HIS DOWNFALL YEAR.

IF YOU CAN...CONTRIBUTE TO MY ELECTION WITH BOTH YOUR VALUABLE DOLLARS AND VOTES...I DO NEED THEM. THANK YOU.

A GREAT SOLUTION FOR THE PROPERTY TAX PROBLEM IN NEVADA TOO.

LAND VALUE TAXATION
OR
SITE VALUE TAXATION

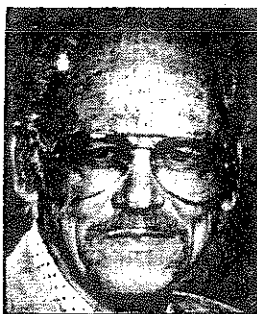
God gave to all of us a limited amount of land..and if we are going to own it we should pay a percentage of its profit to government...After all our taxes and community dollars building towards raw land is what makes it worth more...Nothing landowners do or dont do contributes to its value...Unless of course they are farmers.

If a site,lot or acreage is in the immediate path of growth then it has a HIGHEST AND BEST USE value according to zoning and use and price of like land around it...Then it should be taxed at FAIR MARKET VALUE...Conversly if its not in the immediate area of growth its highest & best use will be less valuable and of course should be taxed less. Right? Sounds good and its the law but the assessor feels he knows best so he APPRAISES ALL LAND AT FROM 2 to 20 times LESS than its worth, so...homeowners pay landholders taxes..WE ACTUALLY DO SUBSIDIZE THEM!!!

Land Value Taxation is practised,very successfully in Pennsylvania, Austrailia, New Zealand, So. Africa and Canada,usually on a ratio of about 3 to 1,Three times higher on land than improvements (homes and buildings) it creates jobs because landholders are reluctant to hold higher taxed land,and best of all it taxes highest of all the very people that can best afford it and usually reduces homeowners taxes by about 20%. Just think! no more higher taxes when you convert your garage or add a pool or anywise improve your homes or buildings as is the primitive practice now used...A Mini-Jubilee...

HENRY GEORGE, a great American humanist wrote 105 years ago of this beautiful theory and just now are we getting the message...Millions of fine citizens of the world, and me included are proud to be called GEORGIST'S.

As assessor I will propose to the legislature constitutional changes that will implement LAND VALUE TAXATION..MEANTIME...with laws now in effect and DISOBEYED by present tax assessor I will reverse his present policy. Of course...with your financial help and your very valuable VOTES...Thank you...



DON PINSON

REPUBLICAN

ELECT

DON PINSON-TAX ASSESSOR

1986

PLEASE SEND CONTRIBUTIONS TO:

Tax Land Not Improvements

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Las Vegas, NV 89120

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CANDIDATE FOR CLARK COUNTY

TAX ASSESSOR
1986

Don Pinson, A Real Estate Broker and salesman for 17 years in Las Vegas. Awarded two of the highest Certifications by the NATIONAL ASSOCIATION of REALTORS®; CRB (Certifies Real Estate Brokerage Manager) and CRS (Certified Residential Specialist) and has been a member of the LAS VEGAS BOARD of REALTORS® for 17 years. also past President of the NEVADA CHAPTER of CERTIFIED RESIDENTIAL SPECIALISTS and a member of OMEGA TAU RHO, National Association of REALTORS®

"HOME OWNERS ARE PAYING LAND OWNERS' TAXES "

DON PINSON ☒

ASKS
AS
YOUR

HOME OWNERS
CANDIDATE
TO

VOTE ☒

IN ☐

A NEW TAX ☐

ASSESSOR

AND A NEW ERA
IN PROPERTY TAXES

PLEASE READ HOW I
PROPOSE TO STOP THIS
ILLEGAL AND IMMORAL
PRACTICE WITH YOUR HELP

AN INSIGHT INTO THE PROBLEM HOMEOWNERS/BUILDINGOWNERS FACE

Most of us do our jobs properly. We care, have pride and really feel a sense of accomplishment, a satisfying feeling of a job well done! Not so all. Some career bureaucrats ruin it for the truly fine ones, both the elected and the appointed. An example of the former is the present tax assessor, a professional politician, a hanger on that has not shown particular effectiveness in past positions...but truly disastrous in this one. Disastrous for us homeowner/businessowner property tax payers.

But a bosom buddy to the landholders and land speculators. Witness the blind determination to favor them by appraising almost all land from 2 to 20 times less than its true worth and then assessing it for less...meaningtime fully appraising and assessing our homes and businesses forcing us to subsidize all landowners...FULLY 98% OF ALL LAND IN CLARK COUNTY IS DELIBERATELY UNDERAPPRAISED...

THOUSANDS OF EXAMPLES

There are!...but let me give you one...just one...it should open your eyes as it did mine.

NEVADA REVERSED STATUTES

(NRS 361.227)
This law and the Nevada Constitution calls for equality in appraising land and homes & buildings.

And the law says appraise at full cash value. YOU TELL ME IF YOU THINK THE ASSESSOR IS ABIDING.

HUSITE

A TAX HISTORY, 33 years, acreage 25,000 approx. Hughes acquired it in 1953 by trading land

the Govt. apparently wanted. His basis was about \$100.00 per acre, ONE HUNDRED \$/AC. or about \$ 2, 500,000. TWO MILLION FIVE HUND. THOUSAND TOTAL.

Assessors have appraised it all these years at LESS THAN \$ 500.00 (FIVE HUNDRED \$/ACRE, P/YR. AND Taxed it at \$2.65 p/ac (TWO DOLLARS SIXTY NINE CENTS P/AC. P/YR.)

Taxes paid about...\$ 65,000 P/YR.

X 33 years = \$ 2, MILLION approx.

Hughes should have paid taxes on its true value of at least \$ 20,000 P/AC. P/YR. OR, using the rate and percentage that's proper...

\$20,000 X 358 = \$ 7,000 X Rate of 2.0045 = \$ 140.00 P/AC. P/YR. X 25,000 acres = \$ 3 1/2 MILLION P/YR.

X 33 years = \$ 115,000,000 (ONE HUNDRED FIFTEEN MILLIONS)

MISSING MILLIONS!

WE ARE MISSING \$ 113,000,000 (ONE HUNDRED THIRTEEN MILLIONS) HOMEOWNERS HAVE PAID THAT MUCH MORE IN TAXES BECAUSE OF ASSESSORS SELLOUT...

BUT...in 1985 about 1300 acres sold for approx. \$ 35,000.00 (THIRTY FIVE THOUSAND) P/AC. IF THIS IS SO THEN THE TAXES ON THE BALANCE OF THE 25,000 AC. SHOULD HAVE BEEN AND SHOULD BE IN THE FUTURE ABOUT \$ 6,000,000 (SIX MILLIONS P/YEAR.)

ABOUT-5000 ACRES HUSITE"BUFFER ZONE"

R.J. STORV
SUNDAY MAY 4, '86 "REDROCK PROTECTION PROPOSAL, 3 MILLION".

QUESTIONS:

1.) Summa sells us, (OR U.S.) 280 acres @ about \$ 10,000 P/AC...that's 2.8 million plus about \$ 200,000 in closing costs = \$ 3, million?

2.) We suppose \$ 10,000 is about 1/4th. its value P/AC. (based on recent reported sale that is about right.) ITS ALSO \$ 9,900 P/AC. more than Summa has in it...

PROPOSED BUFFER ZONE:

5000 ac.
280-ac.
4720 ac. Remaining.
Then.. -3470 ac. To be traded-BIM-1250 ac.
This 3470 acres to be traded for equal land, YOU CAN BET YOUR BOTTOM DOLLAR THAT THE LAND SUMMA GETS WILL BE WORTH IN EXCESS OF \$ 35,000 P/AC.

IF SO... 3470 ac. @ \$ 35,000 P/AC.=121 MILLIONS. PLUS OUR... 3 MILLIONS.
124 MILLIONS
125 MILLIONS
ROUNDED OUT..JUST SAY 125 MILLIONS

HE HAS ABOUT TWO MILLION IN IT...SO A PROFIT ON 5000 AC. OF ABOUT 123 MILLIONS IN 33 YEARS ISN'T BAD.. OH! I FORGOT... SUMMA IS GOING TO GIVE AWAY THE OTHER 1250 AC. BIG DEAL.. I WOULD TOO...

TRUTH IS ! HOMEOWNERS PAID FOR THAT 1250 ACRES!!

WHY DO WE CARE???

IN REALITY...HOMEOWNERS PAY FOR THE LAND THAT SUMMA OR ANY OTHER SPECULATOR "GIVES" TO THE COMMUNITY...

Normally we all wouldn't care the profit anyone makes, we believe in the system...BUT... WHEN SOMEONE MAKES A PROFIT OR A KILLING AT OUR EXPENSE USING OUR SWEAT AND OUR MONEY TO PAY HIS TAXES...THEN IT IS OUR BUSINESS WHAT HE MAKES... IF SUMMA SELLS THE 25000 ac. AT JUST \$ 35,000 P/AC. THEY WILL MAKE ABOUT A \$ 875,000,000..EIGHT HUNDRED SEVENTY FIVE MILLIONS...PROFIT... 350 TIMES MORE THAN HE PAID.

"NOW THAT'S SINFUL"

THAT'S BAD ENOUGH...BUT ITS WORSE... IF ITS ANNEXED LIKE THE 1300 ac. WERE.(AND WE GOT NO TAXES ON IT EITHER). THEN WE HAVE PAID AND WILL PAY MILLIONS MORE TO BRING SERVICES AND ROADS TO IT...WE ARE TALKING MULTI-MILLIONS OF OUR TAXPAYERS DOLLARS AND PROBABLY BORROWING TO DO IT...WE ARE NOW BEGING FOR \$ JUST TO PATCH OUR POTHOLEES...

TAXES PAID REPRESENT ONLY 2% OF WHAT THEY SHOULD HAVE BEEN... OR...THEY WERE A WHOPPING 57 1/2 TIMES TOO CHEAP...

THIS IS VULGAR !!!

MEANINGLESS RHETORIC!

WE CAN PUT A STOP TO THIS...EASILY...

...ELECT A NEW TAX ASSESSOR...

THE PRESENT ASSESSOR HAS GONE ALONG WITH THIS CHEATING OF A SIGNIFICANT SEGMENT OF THE CITY-ZENRY, EITHER PERPETRATING OR ACQUIESCENT IN IT. HE WILL CONTINUE UNTIL STOPPED...HE HAS ALL THE MONEY FROM SUMMA AND OTHER SPECULATORS WHO HE OBVIOUSLY PROTECTS AT OUR EXPENSE... ASSESSORS DONT VOTE ON ANY THING...WHAT POSSIBLE REASON WOULD ANYONE HAVE FOR GIVING HIM MONEY IF IT WERE NOT FOR FAVORITE TREATMENT IN ASSESSING THEIR PROPERTIES...LOW APPRAISALS= LOW TAXES... DO ANY HOMEOWNERS YOU KNOW CONTRIBUTE A THIN DIME TO HIS INCIDENTALLY, MANY OF US HONEST INVESTORS OWN LAND AND ARE NOT AWARE OF THIS FAVORED TREATMENT. WE DO BENEFIT AT THE EXPENSE OF OTHERS BUT WE DONT PAY TO MAKE IT HAPPEN... FURTHER ON I WILL PROPOSE A GREAT SOLUTION...

OTHER BIG-BIG CONTRIBUTORS

1982.....BECKER AND MC COLL ATTORNEYS: \$ 5,000.00
WONDER WHERE THAT REALLY CAME FROM?

Slots--Fun Casino--Circus Circus Casino--B-P-L Advertising all gave \$2,000 each.
IN 1978
The following gave \$1,000 each...Aladdin Hotel--Frank Goldberg--Alstate Coin Co.--Casino Operations Inc.--Union Plaza Hotel and Summa Public Affairs...\$2,000 from Circus Circus Hotel--\$1,672 Becker Ent.

The purpose of all these contributions is patently obvious and we recognize that there are many, many more smaller ones... BUT OUR ARGUMENT IS THE NEED FOR THEM IN THE FIRST PLACE...HOMEOWNERS HAVE NEVER BEFORE BEEN MADE AWARE OF THESE ABUSES...HOMEOWNERS HAVE NEVER BEEN AWARE OF THE NEED TO FIGHT A BATTLE THAT THE LAW AND THE ASSESSOR WAS SUPPOSED TO FIGHT FOR THEM...OR INDEED THAT IT WAS EVEN NECESSARY FOR THERE TO BE A BATTLE AT ALL... IF THE LAW WAS OBEYED THERE WOULDN'T BE A NEED...NOW THAT YOU ARE AWARE I HOPE YOU WILL JOIN ME IN THIS FIGHT...AND RIGHT IT IS...FOR OUR RIGHTS UNDER THE LAW. WOULD YOU HAVE EVER THOUGHT THIS WAS A REALITY AND WOULD YOU THEN BELIEVE YOU WOULD HAVE TO INITIATE THE SETTLEMENT OF IT?

LET'S DO IT!!!

ELECT-1986
DON PINSON-TAX ASSESSOR

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over please