



STATE OF NEVADA
DEPARTMENT OF TAXATION

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In the Matter of: )
Approval of the 2020-2021 ) Golf Course Cost Tables
Supplement to Agricultural Bulletin 209 )

NOTICE OF DECISION

Appearances

Cheryl Erskine, representing the Local Government Services Division, appeared on behalf of the Department of Taxation.

Summary

The matter of the approval of the supplement to Bulletin No. 209, the 2020-2021 Agricultural Land Values and Open-Space Procedures consisting of golf course cost tables, came before the Nevada Tax Commission (Commission) for hearing in Carson City, Nevada, with video conferencing to Las Vegas, Nevada on October 7, 2019. The Commission reviewed the supplemental tables to Bulletin No. 209 and the report of the Department.

DECISION

The Commission, having considered all evidence and testimony pertaining to the matter, hereby adopts the 2020-2021 supplement to Agricultural Bulletin No. 209 consisting of golf course cost tables as reported by the Department for use by county assessors pursuant to NRS 361A.225(2) and NAC 361A.310 through 361A.440.

BY THE NEVADA TAX COMMISSION THIS 14th DAY OF OCTOBER, 2019.

Melanie Young
Melanie Young, Executive Director

cc: County Assessors
David Pope, Chief Deputy Attorney General

**Nevada Department of Taxation**  
**Golf Course Cost Tables**  
**2020-2021**  
 Addendum to 2020-2021  
 Agricultural Bulletin

GOLF COURSE OPEN-SPACE LAND VALUE			07/2019
OPEN SPACE DISCOUNT FACTOR = 0.74			
Series Id: CUUR0400SA0,CUUS0400SA0			
Not Seasonally Adjusted			
Area: West urban			
Item: All items			
Base Period: 1982-84=100 <a href="#">Bureau of Labor Statistics</a>			
YEAR	JULY CPI	FACTOR	TAXABLE \$/ ACRE
2019	271.029	1.41	\$ 4,033
2018	263.971	1.37	\$ 3,918
2017	254.708	1.32	\$ 3,775
2016	248.412	1.17*	\$ 3,681
2015	245.040	1.19*	\$ 3,641
2014	241.850	1.22*	\$ 3,594
2013	236.341	1.23	\$ 3,518
2012	231.893	1.20	\$ 3,432
2011	227.805	1.18	\$ 3,375
2010	221.331	1.15	\$ 3,289
2009	219.484	1.14	\$ 3,260
2008	223.867	1.16	\$ 3,318
2007	212.542	1.10	\$ 3,146
2006	206.700	1.07	\$ 3,060
2005	198.600	1.03	\$ 2,946
2004	192.900		\$ 2,860

M&S LOCAL COST MULTIPLIER--S	
SECTION 99 PAGE 8	01/2019
NEVADA	1.12
CARSON CITY	1.10
CHURCHILL	1.03
CLARK	1.12
DOUGLAS	1.10
ELKO	1.13
ESMERALDA	0.95
EUREKA	1.13
HUMBOLDT	1.13
LANDER	1.13
LINCOLN	1.02
LYON	0.95
MINERAL	1.03
NYE	0.95
PERSHING	1.03
STOREY	1.13
TAHOE	1.23
WASHOE	1.11
WHITE PINE	1.02

COURSE RATINGS	
PAR	POINTS
0	20
60	30
70	40
71	60
72	80

\* Factors applied for 2014 – 2016 appear low because they were applied to July CPI's for years 2005 - 2007 respectively. While the methodology was consistent with NRS 361A.225 and NAC 361A.390 it created slight rounding differences in the final results. For year 2017, the methodology was improved so as to reduce the cumulative effects of rounding errors over time.

**Nevada Department of Taxation**  
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COST RANGE PER HOLE		M&S CURRENT GCM* =		
01/2019		QUALITY		
POINTS	CLASS	L	M	H
0	I	78,970	93,550	108,120
301	II	112,360	136,740	161,120
451	III	163,240	201,400	239,560
541	IVS	245,920	319,590	393,260
611	IVG	352,980	448,910	544,840
651	IVE	689,000	885,100	1,081,200

\*GOLF COURSE MULTIPLIER--M&S SECTION 99 PAGE 3

COST RANGE PER HOLE		M&S SECTION 67 PAGE 1		
01/2019		QUALITY		
POINTS	CLASS	L	M	H
0	I	74,500	88,250	102,000
301	II	106,000	129,000	152,000
451	III	154,000	190,000	226,000
541	IVS	232,000	301,500	371,000
611	IVG	333,000	423,500	514,000
651	IVE	650,000	835,000	1,020,000

COMPONENT COSTS PER HOLE				HIGH COST			
01/2019 WITH M&S GCM = 1.06		LOW COST		MEDIUM	IVS	IVG	IVE
		I	II	III			
STORM DRAINS		4,980	14,520	21,730	14,310	15,690	25,545
BRIDGES, RAILINGS, TUNNELS		1,825	6,360	9,115	49,185	63,600	162,180
WATER FEATURES		6,360	17,280	32,010			

COMPONENT COSTS PER HOLE				MEDIUM		HIGH COST	
01/2019 M&S SEC 67 PG 1		LOW COST		III	IVS	IVG	IVE
		I	II				
STORM DRAINS		4,700	13,700	20,500	43,100	60,000	95,000
BRIDGES, RAILINGS, TUNNELS		1,720	6,000	8,600	13,500	14,800	24,100