



STATE OF NEVADA  
DEPARTMENT OF TAXATION

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October 30, 2023

**In the Matter of:** )  
**Approval of Bulletin 213** )  
**2024-2025 Agricultural Land Values** )  
**And Open Space Property Procedures** )

**Re: Nevada Tax Commission**

**NOTICE OF DECISION**

Cheryl Erskine, Coordinator of Assessment Standards, Excise & Local Government Services Division, appeared on behalf of the Department of Taxation (the "Department").

**Summary:**

The matter of the approval of the Bulletin 213, 2024-2025 Land Values and Open Space Property Procedures to assess the taxable value of land that fall into subject categories, came before the Nevada Tax Commission (the "Commission") for hearing on October 2, 2023, after due notice to each Assessor. The Commission reviewed the Bulletin 213, 2024-2025 Agricultural Land Values and Open Space Property Procedures and the report of the Department.

**DECISION**

The Commission, having considered all evidence and testimony pertaining to the matter, hereby approves the Bulletin 213, 2024-2025 Agricultural Land Values and Open Space Property Procedures as reported by the Department for use by county Assessors pursuant to NRS 361.325(1) and NRS 361A.225(2).

BY THE NEVADA TAX COMMISSION THIS 2<sup>nd</sup> DAY OF OCTOBER 2023.

SHELLIE HUGHES

Executive Director

Nevada Department of Taxation

cc: County Assessors

**Nevada Department of Taxation**  
**Golf Course Cost Tables**  
**2024-2025**  
Addendum to 2024-2025  
Agricultural Bulletin

GOLF COURSE OPEN-SPACE LAND VALUE			07/2023
OPEN SPACE DISCOUNT FACTOR = 0.74			
Series Id: CUUR0400SA0,CUUS0400SA0			
Not Seasonally Adjusted			
Area: West urban			
Item: All items			
Base Period: 1982-84=100 <span style="float: right;"><a href="#">Bureau of Labor Statistics</a></span>			
YEAR	JULY CPI	FACTOR	TAXABLE \$ / ACRE
2023	324.865	1.68	\$ 4,805
2022	313.951	1.63	\$ 4,662
2021	289.863	1.50	\$ 4,290
2020	275.597	1.43	\$ 4,090
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	01/2023
NEVADA	1.13
CARSON CITY	1.09
CHURCHILL	1.03
CLARK	1.13
DOUGLAS	1.09
ELKO	1.16
ESMERALDA	0.94
EUREKA	1.16
HUMBOLDT	1.16
LANDER	1.16
LINCOLN	1.03
LYON	0.94
MINERAL	1.03
NYE	0.94
PERSHING	1.03
STOREY	1.13
TAHOE	1.21
WASHOE	1.13
WHITE PINE	1.03

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

**Nevada Department of Taxation**  
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COST RANGE PER HOLE		M&S CURRENT GCM* = <b>1.14</b>		
<b>01/2023</b>		QUALITY		
POINTS	CLASS	L	M	H
0	I	108,590	128,960	149,340
301	II	155,040	188,670	222,300
451	III	224,580	277,590	330,600
541	IVS	338,580	440,040	541,500
611	IVG	485,640	617,880	750,120
651	IVE	949,620	1,219,800	1,489,980

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

COST RANGE PER HOLE		M&S SECTION 67 PAGE 1 <b>12/2021</b>		
		QUALITY		
POINTS	CLASS	L	M	H
0	I	95,250	113,125	131,000
301	II	136,000	165,500	195,000
451	III	197,000	243,500	290,000
541	IVS	297,000	386,000	475,000
611	IVG	426,000	542,000	658,000
651	IVE	833,000	1,070,000	1,307,000

COMPONENT COSTS PER HOLE		LOW COST		MEDIUM		HIGH COST	
01/2023	WITH M&S GCM = 1.14	I	II	III	IVS	IVG	IVE
	STORM DRAINS	6,895	20,065	29,870	62,985	86,355	139,080
	BRIDGES, RAILINGS, TUNNELS	2,510	8,780	12,540	19,720	21,545	35,225
	WATER FEATURES	8,780	23,825	44,120	67,830	87,495	223,440

COMPONENT COSTS PER HOLE		LOW COST		MEDIUM		HIGH COST	
12/2021	M&S SEC 67 PG 1	I	II	III	IVS	IVG	IVE
	STORM DRAINS	6,050	17,600	26,200	55,250	75,750	122,000
	BRIDGES, RAILINGS, TUNNELS	2,200	7,700	11,000	17,300	18,900	30,900
	WATER FEATURES	7,700	20,900	38,700	59,500	76,750	196,000