



STATE OF NEVADA
DEPARTMENT OF TAXATION

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In the Matter of:
Approval of 2012-2013 Statewide
Improvement Factor

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NOTICE OF DECISION

Appearances

Terry Rubald, Chief, Division of Assessment Standards, and Bruce Bartolowits, Supervisor Locally Assessed Properties, appeared on behalf of the Department of Taxation.

Summary

The matter of the approval of the 2012-2013 Improvement Factor came before the Nevada Tax Commission (Commission) for hearing in Reno and via video conference to Las Vegas, Nevada, on May 16, 2011 after due notice to each Assessor. The Commission reviewed the Improvement Factor Report of the Department. The Department discussed how the factor was derived. The proposed factor is a statewide factor, without reference to regions. The factor reflects the change in cost in the Marshall and Swift manual from October 1, 2009 to January 1, 2011. Pursuant to NRS 361.261, each county assessor notified the Tax Commission that he or she approved the proposed Improvement Factor.

DECISION

The Commission, having considered all evidence and testimony pertaining to the matter, hereby approves the 2012-2013 Improvement Factor at 1.08 as reported by the Department.

BY THE NEVADA TAX COMMISSION THIS 26 DAY OF May, 2011.

[Handwritten signature of Christopher G. Nielsen]

Christopher G. Nielsen, Interim, Executive Director

cc: County Assessors
Gina Session, Chief Deputy Attorney General



NEVADA DEPARTMENT OF TAXATION

Division of Assessment Standards

2012-13

IMPROVEMENT FACTOR REPORT

NEVADA DEPARTMENT OF TAXATION

2012-2013 Improvement Factor Report

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Adopted by the Nevada Tax Commission
May 16, 2011

Table of Contents

Topic	Page
Improvement Factor Report.	i
2012-2013 Proposed Improvement Factor.	1
Statewide Improvement Factor Computation.	10
Factor Area Tax Roll Allocation	11
Statewide Composite Factor Calculation.	13
Notifications from Assessors	Appendix I

2012-2013 Improvement Factor Report

NRS 361.260(5) provides that assessors may either apply a factor to improvements in non-reappraisal areas or they have the option of determining the replacement cost and subtracting all applicable depreciation and obsolescence for improvements in non-reappraisal areas. The Department calculates the improvement factor based on the change in costs reported by the Marshall and Swift Costing Service from the previous year.

NRS 361.261 requires the Department to propose any improvement factors on or before February 1 of each year. Then, on or before May 15th of the same year, each county assessor shall notify the Tax Commission that he either approves or objects to the proposed factors that are applicable to the county he represents. If any county assessor objects, the Tax Commission shall hold a hearing on the proposed factors and make every effort to reconcile the objections. None of the county assessors have objected to the improvement factor for 2012-2013.

Legislative history and the minutes of Tax Commission meetings since 1981 indicate the purpose of the factor is to keep properties not reappraised at a similar level of assessment with properties that are reappraised. Typically, reappraised properties reflect the inflationary trends affecting new construction. However, the county assessors are only required to reappraise once every five years. If an improvement factor is not applied to non-reappraised properties during the interim between reappraisals, over time there is the potential of a large upward spike in assessed value in order to catch up with the inflationary trends of the previous four years. The improvement factor provides a means to ensure a stable property tax environment, and avoids unanticipated valuation increases.

The Department annually conducts a comprehensive study of the Marshall & Swift cost manual, by region, to determine the increases or decreases in typical building costs.

For the 2012-2013 tax cycle, the Department recommends that a statewide factor of 1.08 be applied to non-reappraised improvements. This is a statewide average supported by the source listed above. The factor represents building cost trends but does not include all applicable depreciation and obsolescence, which must be calculated at the local level. The factor is contained within the range of reasonable representations of cost changes. A statewide factor displays less volatility than regional factors while still maintaining values between the mandated range of 32% to 36% required by NRS 361.333 and improving uniformity among jurisdictions.

Study of Marshall-Swift Costing Service Cost Manual

Tracking changes in costs reported by the Marshall and Swift Costing Service is important because, pursuant to NAC 361.128 (2)(b), county assessors are required to use:

the standards in the cost manuals, including modifiers of local costs, published through or furnished by the Marshall and Swift Publication Company, as they existed on January 1 of the year preceding the current assessment year, if the executive director approves it for use by county assessors in determining the costs of improvements.

The study of the Marshall-Swift Costing Service has been conducted by the Department annually for the last twenty-five years. The steps include an analysis of the rate of change of regional factors for each class of construction, including 5 types of commercial construction and 2 types of residential construction. The local cost modifiers are also studied to determine the rate of change, from October 1st of 2009 to January 1st of 2011, for each building type and applied to the regional change. There is an additional quarter this year because of the date change to January 1st in the NAC.

The resulting forty-nine factors are mathematically accurate, but unwieldy for assessors to apply, because it would require an individual analysis and data entry on each property to see which of the forty-nine factors is the most appropriate. To simplify the process, the Department weights the factors on the basis of the type of construction observed statewide. This reduces the number of factors to five for commercial and two for residential. A second weighting is applied, based on the relative total assessed value of commercial to residential properties reported in the Statistical Analysis of the Roll. This results in an overall weighted factor for commercial properties and an overall weighted factor for residential properties. These two are added to produce an improvement factor by region. The average of all the regions except Las Vegas produces a weighted statewide factor. The Summary Table on page 1 shows the regional weighted average factors, as well as the weighted statewide factor of 1.08.

These factors are produced based on data from October 1, 2009 to January 1, 2011 and applied to improvements for a lien date in July, 2012. The period in time is required to compile data, process it, get it approved by the Tax Commission, and then disseminated to assessors for assessments prepared in advance of the July 1, 2012 lien date.

Conclusions and Recommendations

Regional factors based on the study of Marshall-Swift Costing Service Cost Manual are accurate and provide equalized values. However, the acceptable range of resulting ratios has a greater spread between regions. Statewide factors, barring unusual local conditions, not only provide equalized values, but also tighter uniformity among regions. Given the results of the various sources of information, the Department recommends a statewide factor of 1.08%.

NEVADA DEPARTMENT OF TAXATION
 2011 IMPROVEMENT FACTOR STUDY
 2012-2013 PROPOSED IMPROVEMENT FACTORS

COMPUTED FROM THE MARSHALL SWIFT RESIDENTIAL & COMMERCIAL MANUALS

FACTOR AREA	ROUNDED FACTOR	RAW FACTOR	WEIGHT	FACTOR SHARE
CARSON CITY	1.08	1.078	14.6%	0.1577
ELKO	1.05	1.055	5.7%	0.0601
FALLON	1.08	1.080	8.7%	0.0942
LINCOLN COUNTY	1.07	1.065	0.4%	0.0045
NYE COUNTY	1.08	1.076	4.0%	0.0433
RENO - SPARKS	1.08	1.078	59.1%	0.6365
LAKE TAHOE	1.08	1.081	7.4%	0.0803
STATEWIDE	1.08	1.074	100.0%	1.0767
LAS VEGAS	1.06	1.065	N/A	N/A

NEVADA DEPARTMENT OF TAXATION
2011 IMPROVEMENT FACTOR STUDY
CARSON CITY IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 10/09 *	LOCAL MULTIPLIER 01/11 *	PRICE RELATIVE 01/11 / 10/09 (C / B)	COMPARATIVE COST MULTIPLIER 01/11>10/09 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * J)
COMMERCIAL									
A	1.06	1.10	1.0377	1.038	1.0772	0.040	0.0431		
B	1.03	1.06	1.0291	1.040	1.0703	0.040	0.0428		
C	1.04	1.06	1.0192	1.047	1.0671	0.500	0.5336		
D	1.04	1.06	1.0192	1.055	1.0753	0.250	0.2688		
S	1.05	1.09	1.0381	1.028	1.0672	0.170	0.1814		
ALL COMMERCIAL						1.000	1.0697	0.3446	0.3686
RESIDENTIAL									
FRAME	1.04	1.07	1.0288	1.049	1.0793	0.800	0.8634		
MASONRY	1.04	1.07	1.0288	1.061	1.0916	0.200	0.2183		
ALL RESIDENTIAL						1.000	1.0817	0.6554	0.7089
CARSON CITY COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0776
PROPOSED CARSON CITY IMPROVEMENT FACTOR									1.0800
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0800

* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & 9
MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7
** MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & 6
MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12
*** BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR
**** 2009-10 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
2011 IMPROVEMENT FACTOR STUDY
ELKO IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 10/09 *	LOCAL MULTIPLIER 01/11 *	PRICE RELATIVE 01/11 / 10/09 (C / B)	COMPARATIVE COST MULTIPLIER 01/11>10/09 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * J)
COMMERCIAL									
A	1.05	1.07	1.0190	1.038	1.0578	0.040	0.0423		
B	1.05	1.07	1.0190	1.040	1.0598	0.040	0.0424		
C	1.06	1.06	1.0000	1.047	1.0470	0.500	0.5235		
D	1.02	1.01	0.9902	1.055	1.0447	0.250	0.2612		
S	1.05	1.06	1.0095	1.028	1.0378	0.170	0.1764		
ALL COMMERCIAL						1.000	1.0458	0.4264	0.4459
RESIDENTIAL									
FRAME	1.00	1.01	1.0100	1.049	1.0595	0.800	0.8476		
MASONRY	1.04	1.05	1.0096	1.061	1.0712	0.200	0.2142		
ALL RESIDENTIAL						1.000	1.0618	0.5736	0.6091
ELKO COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0550
PROPOSED ELKO IMPROVEMENT FACTOR									1.0500
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0800

* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & 9
MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7
** MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & 6
MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12
*** BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR
**** 2009-10 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
2011 IMPROVEMENT FACTOR STUDY
FALLON IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 10/09 *	LOCAL MULTIPLIER 01/11 *	PRICE RELATIVE 01/11 / 10/09 (C / B)	COMPARATIVE COST MULTIPLIER 01/11>10/09 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * J)
COMMERCIAL									
A	0.99	1.02	1.0303	1.038	1.0695	0.040	0.0428		
B	0.97	0.99	1.0206	1.040	1.0614	0.040	0.0425		
C	0.99	1.01	1.0202	1.047	1.0682	0.500	0.5341		
D	0.98	1.00	1.0204	1.055	1.0765	0.250	0.2691		
S	0.99	1.02	1.0303	1.028	1.0592	0.170	0.1801		
ALL COMMERCIAL						1.000	1.0685	0.2651	0.2833
RESIDENTIAL									
FRAME	0.98	1.01	1.0306	1.049	1.0811	0.800	0.8649		
MASONRY	0.99	1.02	1.0303	1.061	1.0932	0.200	0.2186		
ALL RESIDENTIAL						1.000	1.0835	0.7349	0.7963
FALLON COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0795
PROPOSED FALLON IMPROVEMENT FACTOR									1.0800
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0800

* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & 9
MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7
** MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & 6
MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12
*** BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR
**** 2009-10 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
2011 IMPROVEMENT FACTOR STUDY
LAS VEGAS IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 10/09 *	LOCAL MULTIPLIER 01/11 *	PRICE RELATIVE 01/11 / 10/09 (C / B)	COMPARATIVE COST MULTIPLIER 01/11>10/09 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * J)
COMMERCIAL									
A	1.12	1.13	1.0089	1.038	1.0473	0.040	0.0419		
B	1.11	1.12	1.0090	1.040	1.0494	0.040	0.0420		
C	1.13	1.14	1.0089	1.047	1.0563	0.500	0.5281		
D	1.14	1.14	1.0000	1.055	1.0550	0.250	0.2638		
S	1.11	1.13	1.0180	1.028	1.0465	0.170	0.1779		
ALL COMMERCIAL						1.000	1.0537	0.3423	0.3607
RESIDENTIAL									
FRAME	1.12	1.14	1.0179	1.049	1.0677	0.800	0.8542		
MASONRY	1.12	1.14	1.0179	1.061	1.0799	0.200	0.2160		
ALL RESIDENTIAL						1.000	1.0702	0.6577	0.7038
LAS VEGAS COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0645
PROPOSED LAS VEGAS IMPROVEMENT FACTOR									1.0600
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0800

* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & 9
MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7
** MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & 6
MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12
*** BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR
**** 2009-10 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
2011 IMPROVEMENT FACTOR STUDY
LINCOLN COUNTY IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 10/09 *	LOCAL MULTIPLIER 01/11 *	PRICE RELATIVE 01/11 / 10/09 (C / B)	COMPARATIVE COST MULTIPLIER 01/11>10/09 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * J)
COMMERCIAL									
A	1.01	1.02	1.0099	1.038	1.0483	0.040	0.0419		
B	1.02	1.03	1.0098	1.040	1.0502	0.040	0.0420		
C	1.05	1.06	1.0095	1.047	1.0570	0.500	0.5285		
D	1.05	1.05	1.0000	1.055	1.0550	0.250	0.2638		
S	1.00	1.02	1.0200	1.028	1.0486	0.170	0.1783		
ALL COMMERCIAL						1.000	1.0544	0.3877	0.4088
RESIDENTIAL									
FRAME	1.03	1.05	1.0194	1.049	1.0694	0.800	0.8555		
MASONRY	1.04	1.06	1.0192	1.061	1.0814	0.200	0.2163		
ALL RESIDENTIAL						1.000	1.0718	0.6123	0.6563
LINCOLN COUNTY COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0651
PROPOSED LINCOLN COUNTY IMPROVEMENT FACTOR									1.0700
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0800

* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & 9
MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7
** MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & 6
MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12
*** BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR
**** 2009-10 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
2011 IMPROVEMENT FACTOR STUDY
NYE COUNTY IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 10/09 *	LOCAL MULTIPLIER 01/11 *	PRICE RELATIVE 01/11 / 10/09 (C / B)	COMPARATIVE COST MULTIPLIER 01/11>10/09 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * J)
COMMERCIAL									
A	0.92	0.96	1.0435	1.038	1.0831	0.040	0.0433		
B	0.90	0.93	1.0333	1.040	1.0747	0.040	0.0430		
C	0.90	0.92	1.0222	1.047	1.0703	0.500	0.5351		
D	0.87	0.88	1.0115	1.055	1.0671	0.250	0.2668		
S	0.91	0.94	1.0330	1.028	1.0619	0.170	0.1805		
ALL COMMERCIAL						1.000	1.0687	0.2322	0.2482
RESIDENTIAL									
FRAME	0.87	0.89	1.0230	1.049	1.0731	0.800	0.8585		
MASONRY	0.90	0.93	1.0333	1.061	1.0964	0.200	0.2193		
ALL RESIDENTIAL						1.000	1.0778	0.7678	0.8275
NYE COUNTY COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0757
PROPOSED NYE COUNTY IMPROVEMENT FACTOR									1.0800
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0800

* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & 9
MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7
** MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & 6
MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12
*** BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR
**** 2009-10 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
2011 IMPROVEMENT FACTOR STUDY
RENO - SPARKS IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 10/09 *	LOCAL MULTIPLIER 01/11 *	PRICE RELATIVE 01/11 / 10/09 (C / B)	COMPARATIVE COST MULTIPLIER 01/11>10/09 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * J)
COMMERCIAL									
A	1.06	1.10	1.0377	1.038	1.0772	0.040	0.0431		
B	1.04	1.07	1.0288	1.040	1.0700	0.040	0.0428		
C	1.04	1.06	1.0192	1.047	1.0671	0.500	0.5336		
D	1.03	1.05	1.0194	1.055	1.0755	0.250	0.2689		
S	1.05	1.09	1.0381	1.028	1.0672	0.170	0.1814		
ALL COMMERCIAL						1.000	1.0697	0.3528	0.3774
RESIDENTIAL									
FRAME	1.03	1.06	1.0291	1.049	1.0796	0.800	0.8636		
MASONRY	1.04	1.07	1.0288	1.061	1.0916	0.200	0.2183		
ALL RESIDENTIAL						1.000	1.0820	0.6472	0.7002
RENO - SPARKS COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0777
PROPOSED RENO - SPARKS IMPROVEMENT FACTOR									1.0800
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0800

* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & 9
MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7
** MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & 6
MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12
*** BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR
**** 2009-10 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
2011 IMPROVEMENT FACTOR STUDY
LAKE TAHOE IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 10/09 *	LOCAL MULTIPLIER 01/11 *	PRICE RELATIVE 01/11 / 10/09 (C / B)	COMPARATIVE COST MULTIPLIER 01/11>10/09 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * J)
COMMERCIAL									
A	1.18	1.21	1.0254	1.038	1.0644	0.040	0.0426		
B	1.15	1.18	1.0261	1.040	1.0671	0.040	0.0427		
C	1.17	1.19	1.0171	1.047	1.0649	0.500	0.5324		
D	1.17	1.19	1.0171	1.055	1.0730	0.250	0.2683		
S	1.16	1.20	1.0345	1.028	1.0634	0.170	0.1808		
ALL COMMERCIAL						1.000	1.0668	0.3047	0.3250
RESIDENTIAL									
FRAME	1.16	1.20	1.0345	1.049	1.0852	0.800	0.8681		
MASONRY	1.16	1.20	1.0345	1.061	1.0976	0.200	0.2195		
ALL RESIDENTIAL						1.000	1.0877	0.6953	0.7563
								1.0000	1.0813
									PROPOSED LAKE TAHOE IMPROVEMENT FACTOR 1.0800
									WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR 1.0800

* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & 9
MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7
** MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & 6
MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12
*** BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR
**** 2009-10 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
2011 IMPROVEMENT FACTOR STUDY
STATEWIDE IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 10/09 *	LOCAL MULTIPLIER 01/11 *	PRICE RELATIVE 01/11 / 10/09 (C / B)	COMPARATIVE COST MULTIPLIER 01/11>10/09 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * J)
COMMERCIAL									
A	1.02	1.05	1.0294	1.038	1.0685	0.040	0.0427		
B	1.01	1.04	1.0297	1.040	1.0709	0.040	0.0428		
C	1.03	1.04	1.0097	1.047	1.0572	0.500	0.5286		
D	1.00	1.01	1.0100	1.055	1.0656	0.250	0.2664		
S	1.02	1.05	1.0294	1.028	1.0582	0.170	0.1799		
ALL COMMERCIAL						1.000	1.0604	0.3399	0.3604
RESIDENTIAL									
FRAME	0.99	1.02	1.0303	1.049	1.0808	0.800	0.8646		
MASONRY	1.02	1.04	1.0196	1.061	1.0818	0.200	0.2164		
ALL RESIDENTIAL						1.000	1.0810	0.6601	0.7136
								1.0000	1.0740
PROPOSED STATEWIDE IMPROVEMENT FACTOR									1.0700
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0800

* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & 9
MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7
** MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & 6
MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12
*** BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR
**** 2009-10 STATISTICAL ANALYSIS OF THE TAX ROLL

**NEVADA DEPARTMENT OF TAXATION
2011 IMPROVEMENT FACTOR STUDY
FACTOR AREA TAX ROLL ALLOCATION**

REGION	COUNTY	ALLOCATION	COMMERCIAL	RESIDENTIAL	TOTAL	PERCENT COMMERCIAL	PERCENT RESIDENTIAL	PERCENT OF TOTAL
CARSON CITY	CARSON CITY	100.00%	444,845,654	700,665,602	1,145,511,256	38.8%	61.2%	7.1%
	DOUGLAS	68.00%	239,504,948	788,695,895	1,028,200,843	23.3%	76.7%	6.3%
	STOREY	100.00%	133,725,011	66,393,781	200,118,792	66.8%	33.2%	1.2%
AREA TOTAL			818,075,613	1,555,755,278	2,373,830,891	34.5%	65.5%	14.6%
ELKO	ELKO	100.00%	244,526,897	371,035,413	615,562,310	39.7%	60.3%	3.8%
	EUREKA	100.00%	47,147,542	6,536,339	53,683,881	87.8%	12.2%	0.3%
	HUMBOLDT	100.00%	84,047,191	122,708,747	206,755,938	40.7%	59.3%	1.3%
	LANDER	100.00%	18,117,921	29,613,043	47,730,964	38.0%	62.0%	0.3%
AREA TOTAL			393,839,551	529,893,542	923,733,093	42.6%	57.4%	5.7%
FALLON	CHURCHILL	100.00%	107,071,123	259,424,222	366,495,345	29.2%	70.8%	2.3%
	LYON	100.00%	215,691,161	732,657,419	948,348,580	22.7%	77.3%	5.8%
	MINERAL	100.00%	19,180,850	22,843,013	42,023,863	45.6%	54.4%	0.3%
	PERSHING	100.00%	33,460,101	25,657,764	59,117,865	56.6%	43.4%	0.4%
AREA TOTAL			375,403,235	1,040,582,418	1,415,985,653	26.5%	73.5%	8.7%
LAS VEGAS	CLARK	100.00%	16,358,397,790	31,426,447,637	47,784,845,427	34.2%	65.8%	N/A
LINCOLN COUNTY	LINCOLN	100.00%	26,599,150	42,014,824	68,613,974	38.8%	61.2%	0.4%
	WHITE PINE	100.00%	43,712,265	56,126,377	99,838,642	43.8%	56.2%	0.6%
AREA TOTAL			70,311,415	98,141,201	168,452,616	41.7%	58.3%	1.0%
NYE COUNTY	ESMERALDA	100.00%	2,831,369	4,401,965	7,233,334	39.1%	60.9%	0.0%
	NYE	100.00%	148,795,351	497,004,858	645,800,209	23.0%	77.0%	4.0%
AREA TOTAL			151,626,720	501,406,823	653,033,543	23.2%	76.8%	4.0%
RENO - SPARKS	WASHOE	93.00%	3,380,471,814	6,200,423,135	9,580,894,949	35.3%	64.7%	59.1%
LAKE TAHOE	DOUGLAS	32.00%	112,708,211	371,151,010	483,859,221	23.3%	76.7%	3.0%
	WASHOE	7.00%	254,444,115	466,698,516	721,142,631	35.3%	64.7%	4.4%
AREA TOTAL			367,152,326	837,849,526	1,205,001,852	30.5%	69.5%	7.4%
STATEWIDE	TOTALS	100.00%	21,915,278,464	42,190,499,559	64,105,778,023	34.2%	65.8%	100.0%
	CLARK	-74.54%	(16,358,397,790)	(31,426,447,637)	(47,784,845,427)	34.2%	65.8%	100.0%
ALL AREAS EXCEPT LAS VEGAS		25.46%	5,513,168,409	10,707,925,546	16,221,093,955	34.0%	66.0%	100.0%

**NEVADA DEPARTMENT OF TAXATION
2011 IMPROVEMENT FACTOR STUDY
STATISTICAL ANALYSIS OF THE TAX ROLL 2009-10**

COUNTY	COMMERCIAL / INDUSTRIAL			RESIDENTIAL				ALL PROPERTY		
	COMMERCIAL	INDUSTRIAL	TOTAL VALUE	SINGLE FAMILY	CONDO	MULTI-FAMILY	TOTAL VALUE	TOTAL VALUE	COMMERCIAL	RESIDENTIAL
CARSON CITY	391,273,662	53,571,992	444,845,654	588,200,404	26,956,126	85,509,072	700,665,602	1,145,511,256	61.2%	38.8%
CHURCHILL	85,811,178	21,259,945	107,071,123	232,471,510	636,669	26,316,043	259,424,222	366,495,345	70.8%	29.2%
CLARK	14,840,041,596	1,518,356,194	16,358,397,790	25,036,485,628	3,713,285,778	2,676,676,231	31,426,447,637	47,784,845,427	65.8%	34.2%
DOUGLAS	285,827,908	66,385,251	352,213,159	984,924,895	66,589,001	108,333,009	1,159,846,905	1,512,060,064	76.7%	23.3%
ELKO	210,174,904	34,351,993	244,526,897	326,929,447	5,795,740	38,310,226	371,035,413	615,562,310	60.3%	39.7%
ESMERALDA	2,800,652	30,717	2,831,369	2,720,426	0	1,681,539	4,401,965	7,233,334	60.9%	39.1%
EUREKA	12,658,448	34,489,094	47,147,542	5,068,155	0	1,468,184	6,536,339	53,683,881	12.2%	87.8%
HUMBOLDT	69,102,698	14,944,493	84,047,191	111,956,457	0	10,752,290	122,708,747	206,755,938	59.3%	40.7%
LANDER	14,961,751	3,156,170	18,117,921	26,851,479	597	2,760,967	29,613,043	47,730,964	62.0%	38.0%
LINCOLN	21,760,542	4,838,608	26,599,150	38,455,261	27,648	3,531,915	42,014,824	68,613,974	61.2%	38.8%
LYON	101,912,086	113,779,075	215,691,161	691,340,286	1,308,217	40,008,916	732,657,419	948,348,580	77.3%	22.7%
MINERAL	15,961,900	3,218,950	19,180,850	20,416,129	0	2,426,884	22,843,013	42,023,863	54.4%	45.6%
NYE	141,962,530	6,832,821	148,795,351	443,214,444	3,443,915	50,346,499	497,004,858	645,800,209	77.0%	23.0%
PERSHING	31,305,388	2,154,713	33,460,101	21,801,221	0	3,856,543	25,657,764	59,117,865	43.4%	56.6%
STOREY	16,161,542	117,563,469	133,725,011	63,633,867	0	2,759,914	66,393,781	200,118,792	33.2%	66.8%
WASHOE	2,864,335,195	770,580,734	3,634,915,929	5,530,226,163	584,493,838	552,401,649	6,667,121,650	10,302,037,579	64.7%	35.3%
WHITE PINE	37,069,407	6,642,858	43,712,265	50,369,993	463,118	5,293,266	56,126,377	99,838,642	56.2%	43.8%
TOTALS	19,143,121,387	2,772,157,077	21,915,278,464	34,175,065,765	4,403,000,647	3,612,433,147	42,190,499,559	64,105,778,023	65.8%	34.2%

NEVADA DEPARTMENT OF TAXATION
2011 IMPROVEMENT FACTOR STUDY
STATEWIDE

MARSHALL & SWIFT LOCAL MULTIPLIERS

M&S MANUAL YEAR	COMMERCIAL 99-8					RESIDENTIAL F-7	
	4% A TYPE M&S FACTOR	4% B TYPE M&S FACTOR	50% C TYPE M&S FACTOR	25% D TYPE M&S FACTOR	17% S TYPE M&S FACTOR	80% FRAME M&S FACTOR	20% MASONRY M&S FACTOR
2011	1.05	1.04	1.04	1.01	1.05	1.02	1.04
2009	1.02	1.01	1.03	1.00	1.02	0.99	1.02
2008	1.05	1.03	1.04	1.01	1.05	0.99	1.02
2007	1.02	1.02	1.03	1.00	1.03	1.00	1.03
2006	1.04	1.04	1.04	1.01	1.05	1.01	1.03
2005	1.05	1.04	1.04	1.02	1.05	1.02	1.04
2004	1.06	1.05	1.06	1.05	1.07	1.04	1.06
2003	1.04	1.05	1.05	1.03	1.05	1.02	1.05
2002	1.05	1.05	1.05	1.04	1.06	1.04	1.05
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NEVADA DEPARTMENT OF TAXATION
2011 IMPROVEMENT FACTOR STUDY
STATEWIDE

MARSHALL & SWIFT COMPARATIVE COST MULTIPLIER -- SOUTHWEST AVERAGE

M&S MANUAL YEAR	COMMERCIAL 98-5					RESIDENTIAL F-12 3rd QTR	
	4% A TYPE M&S FACTOR	4% B TYPE M&S FACTOR	50% C TYPE M&S FACTOR	25% D TYPE M&S FACTOR	17% S TYPE M&S FACTOR	80% FRAME M&S FACTOR	20% MASONRY M&S FACTOR
2011	1.038	1.040	1.047	1.055	1.028	1.049	1.061
2009	0.942	0.945	0.964	0.966	0.936	0.999	0.992
2008	1.080	1.066	1.046	1.025	1.084	1.023	1.007
2007	1.042	1.042	1.036	1.025	1.035	1.051	1.041
2006	1.087	1.085	1.090	1.087	1.088	1.055	1.054
2005	1.048	1.044	1.041	1.039	1.045	1.061	1.054
2004	1.107	1.109	1.092	1.097	1.115	1.106	1.095
2003	1.019	1.019	1.019	1.021	1.017	1.014	1.017
2002	1.021	1.022	1.023	1.025	1.019	1.024	1.023
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NEVADA DEPARTMENT OF TAXATION
2011 IMPROVEMENT FACTOR STUDY
STATEWIDE

WEIGHTED COMPOSITE CONSTRUCTION TYPE MULTIPLIER

FISCAL YEAR	COMMERCIAL					RESIDENTIAL				
	4% A TYPE FACTOR	4% B TYPE FACTOR	50% C TYPE FACTOR	25% D TYPE FACTOR	17% S TYPE FACTOR	100% COMPOSITE FACTOR	80% FRAME FACTOR	20% MASONRY FACTOR	100% COMPOSITE FACTOR	
2012-13	0.041520	0.042004	0.523500	0.263750	0.174760	1.045534	0.864630	0.216361	1.080991	
2011-12	0.037680	0.037429	0.482000	0.241500	0.157575	0.956185	0.791208	0.196474	0.987682	
2010-11	0.044471	0.043058	0.528078	0.258813	0.187858	1.062277	0.810216	0.199445	1.009661	
2009-10	0.040878	0.040878	0.513019	0.253713	0.172599	1.021088	0.832475	0.208200	1.040675	
2008-09	0.043066	0.043400	0.545000	0.269086	0.184960	1.085512	0.835725	0.208773	1.044499	
2007-08	0.041525	0.041362	0.510679	0.252329	0.174329	1.020224	0.832477	0.206823	1.039300	
2006-07	0.045132	0.044348	0.551200	0.279575	0.193160	1.113415	0.902149	0.221086	1.123235	
2005-06	0.040372	0.040760	0.509500	0.252796	0.171259	1.014686	0.795600	0.203400	0.999000	

NEVADA DEPARTMENT OF TAXATION
2011 IMPROVEMENT FACTOR STUDY
STATEWIDE

NET COMPOSITE IMPROVEMENT FACTORS

FISCAL YEAR	COMMERCIAL			RESIDENTIAL			NET FACTOR
	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	
2012-13	1.045534	0.3418612	0.357427	1.080991	0.6581388	0.711442	1.068870
2011-12	0.956185	0.3418612	0.326882	0.987682	0.6581388	0.650032	0.976914
2010-11	1.062277	0.3418612	0.363151	1.009661	0.6581388	0.664497	1.027648
2009-10	1.021088	0.3418612	0.349070	1.040675	0.6581388	0.684909	1.033979
2008-09	1.085512	0.3418612	0.371094	1.044499	0.6581388	0.687425	1.058519
2007-08	1.020224	0.3418612	0.348775	1.039300	0.6581388	0.684003	1.032778
2006-07	1.113415	0.3418612	0.380633	1.123235	0.6581388	0.739244	1.119878
2005-06	1.014686	0.3418612	0.346682	0.999000	0.6581388	0.657481	1.004363

Appendix I:

Notifications from Assessors

Bruce Bartolowits

From: Dave Dawley [DDawley@carson.org]
Sent: Thursday, May 05, 2011 4:40 PM
To: Bruce Bartolowits
Subject: Fwd: Improvement factor for 12/13

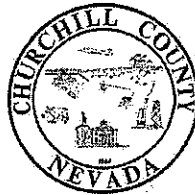
David A. Dawley, Assessor
Carson City Assessor's Office
201 N. Carson St Ste #6
Carson City, NV 89701-4289
(775)887-2130 fax: (775)887-2139

>>> Dave Dawley 2/2/2011 3:06 PM >>>

Hello Terry. Carson City re-costs all structures each and every year, so we do not use a factor. Thank you, Dave

David A. Dawley, Assessor
Carson City Assessor's Office
201 N. Carson St Ste #6
Carson City, NV 89701-4289
(775)887-2130 fax: (775)887-2139

Norma J. Green
Churchill County Assessor, CNA
assessor-njg@churchillcounty.org



155 N. Taylor St., Ste 200
Fallon NV 89406-2783
Phone: (775)423-6584 FAX: (775)423-2429
www.churchillcounty.org

Laurie M. Mookini
Chief Deputy Assessor/Appraiser, CNA
assessor-imm@churchillcounty.org

February 17, 2011

Terry E. Rubald, Chief
Division of Assessment Standards
1550 College Parkway, Suite 115
Carson City, NV 89706-7937

RE: 2012-2013 Improvement Factor (NRS 361.261)

Dear Terry,

Please find enclosed the Improvement Factor Form pursuant to NRS 361.261. In addition, Churchill County has already moved to an annual re-costing of all improvements, and applying any necessary obsolescence as warranted.

Respectfully submitted,

A handwritten signature in cursive script that reads "Norma J. Green".

Norma J. Green
Churchill County Assessor

RECEIVED

FEB 18 2011

**STATE OF NEVADA
DEPARTMENT OF TAXATION**



STATE OF NEVADA
DEPARTMENT OF TAXATION

Web Site: <http://tax.state.nv.us>

1550 College Parkway, Suite 115
Carson City, Nevada 89706-7937
Phone: (775) 684-2000 Fax: (775) 684-2020

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Building L, Suite 235
Reno, Nevada 89502
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Fax: (775) 688-1303

BRIAN SANDOVAL
Governor
ROBERT R BARENGO
Chair, Nevada Tax Commission
DINO DICIANNO
Executive Director

LAS VEGAS OFFICE
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555 E. Washington Avenue
Las Vegas, Nevada 89101
Phone: (702) 486-2300 Fax: (702) 486-2373

HENDERSON OFFICE
2550 Paseo Verde Parkway, Suite
180
Henderson, Nevada 89074
Phone: (702) 486-2300
Fax: (702) 486-3377

February 2, 2011

RECEIVED
FEB 04 2011

Churchill County Assessor

NORMA GREEN
CHURCHILL COUNTY ASSESSOR
155 N. TAYLOR STREET, #200
FALLON, NV 89406-2748

Dear Norma:

Please find attached the proposed Improvement Factor for the 2012-2013 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration.

The factor recommended by the Department is a statewide factor which reflects the change in cost in the Marshall and Swift manuals from October 2009 to January 2011 for commercial costs and from September 2009 to December 2010 for residential costs. The change is therefore greater than usual because it includes five quarters rather than the usual four quarters to accommodate the change in regulations.

The final presentation to the Nevada Tax Commission will include a comparison of the proposed factor to the federal Consumer Price Index for Housing for the western region and a local builders' cost survey that reports the type of construction, region, and changes in costs from 2009 to 2010. In consideration of the significant increase in the factor, the Department will also recommend to the Tax Commission that assessors consider annually re-costing all improvements using Marshall and Swift rather than rely on the improvement factor to ensure equity between re-appraised and non-reappraised property. In addition, the Department will recommend that assessors ensure that the taxable value produced by using either a factored replacement cost or an annual re-cost of replacement cost new does not produce a taxable value which exceeds full cash value. Obsolescence should be considered because the increase in replacement cost may not be consistent with economic conditions in many areas of the state.

Pursuant to NRS 361.261, the Assessors have until May 15, 2011 to approve or object to the proposed factor. If an Assessor objects to the proposed factor, the Assessor must provide an alternative proposal and include supporting data. We interpret the statute to mean that you must affirmatively approve the factor. Please check one of the statements below, sign and return a copy of this letter; or just drop me an email at the address below.

If you have any questions, please let me know.

Sincerely,

Terry E. Rubald, Chief
Division of Assessment Standards
(775) 684-2095
trubald@tax.state.nv.us

I approve the 2012-13 Improvement Factor proposed by the Department of Taxation.
 I do not approve the 2012-13 Improvement Factor. I have attached an alternative proposal and supporting data.

Signed: Norma Green, Assessor

Date: Feb. 17, 2011

Bruce Bartolowits

From: Terry Rubald
Sent: Saturday, April 30, 2011 1:35 PM
To: Bruce Bartolowits
Subject: FW: Improvement factor

Terry E. Rubald
Chief, Division of Assessment Standards
Department of Taxation
1550 College Parkway
Carson City, Nevada 89706
(775) 684-2095
Fax: 775-684-2020

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From: Michele Shafe [mailto:mls@ClarkCountyNV.gov]
Sent: Thursday, February 03, 2011 11:37 AM
To: Terry Rubald
Cc: Rocky Steele; Jeff Payson
Subject: RE: Improvement factor

Good Morning Terry,

The proposed improvement factor for the 2012-2013 year looks fine to us.

Thank you,

Michele

From: Terry Rubald [mailto:trubald@tax.state.nv.us]
Sent: Wednesday, February 02, 2011 2:44 PM
To: Michele Shafe
Subject: Improvement factor

Hi,

Please see attached letter and document.

5/5/2011

Bruce Bartolowits

From: Terry Rubald
Sent: Wednesday, February 02, 2011 2:59 PM
To: Bruce Bartolowits
Subject: FW: Improvement factor

Terry E. Rubald
Chief, Division of Assessment Standards
Department of Taxation
1550 College Parkway
Carson City, Nevada 89706
(775) 684-2095
Fax: 775-684-2020

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From: Sonnemann, Doug [mailto:DSonnemann@co.douglas.nv.us]
Sent: Wednesday, February 02, 2011 2:56 PM
To: Terry Rubald
Subject: RE: Improvement factor

Terry,
As you are aware we re-cost each year so we do not apply an improvement factor. This email is to formally respond to you that I have no objections to the proposed improvement factor.
Thanks!
Doug
Doug Sonnemann
Douglas County Assessor

From: Terry Rubald [mailto:trubald@tax.state.nv.us]
Sent: Wednesday, February 02, 2011 2:44 PM
To: Sonnemann, Doug
Subject: Improvement factor

Hi,

Please see attached letter and document.

Terry E. Rubald
Chief, Division of Assessment Standards

2/7/2011



STATE OF NEVADA
DEPARTMENT OF TAXATION

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180
Henderson, Nevada 89074
Phone: (702) 486-2300
Fax: (702) 486-3377

February 2, 2011

KATRINKA RUSSELL
ELKO COUNTY ASSESSOR
550 COURT STREET
ELKO, NV 89801

Dear Katrinka:

Please find attached the proposed Improvement Factor for the 2012-2013 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration.

The factor recommended by the Department is a statewide factor which reflects the change in cost in the Marshall and Swift manuals from October 2009 to January 2011 for commercial costs and from September 2009 to December 2010 for residential costs. The change is therefore greater than usual because it includes five quarters rather than the usual four quarters to accommodate the change in regulations.

The final presentation to the Nevada Tax Commission will include a comparison of the proposed factor to the federal Consumer Price Index for Housing for the western region and a local builders' cost survey that reports the type of construction, region, and changes in costs from 2009 to 2010. In consideration of the significant increase in the factor, the Department will also recommend to the Tax Commission that assessors consider annually re-costing all improvements using Marshall and Swift rather than rely on the improvement factor to ensure equity between re-appraised and non-reappraised property. In addition, the Department will recommend that assessors ensure that the taxable value produced by using either a factored replacement cost or an annual re-cost of replacement cost now does not produce a taxable value which exceeds full cash value. Obsolescence should be considered because the increase in replacement cost may not be consistent with economic conditions in many areas of the state.

Pursuant to NRS 361.261, the Assessors have until May 15, 2011 to approve or object to the proposed factor. If an Assessor objects to the proposed factor, the Assessor must provide an alternative proposal and include supporting data. We interpret the statute to mean that you must affirmatively approve the factor. Please check one of the statements below, sign and return a copy of this letter; or just drop me an email at the address below.

If you have any questions, please let me know.

Sincerely,

Terry E. Rubald, Chief
Division of Assessment Standards
(775) 684-2095
trubald@tax.state.nv.us

We do not use improvement factors = Annual Recost

_____ I approve the 2012-13 Improvement Factor proposed by the Department of Taxation.

_____ I do not approve the 2012-13 Improvement Factor. I have attached an alternative proposal and supporting data.

Signed:

Katrinka Russell
Date: 3/21/11



STATE OF NEVADA
DEPARTMENT OF TAXATION

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Carson City, Nevada 89706-7937
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555 E. Washington Avenue
Las Vegas, Nevada 89101
Phone: (702) 486-2300 Fax: (702) 486-2373

HENDERSON OFFICE
2550 Paseo Verde Parkway, Suite
180
Henderson, Nevada 89074
Phone: (702) 486-2300
Fax: (702) 486-3377

February 2, 2011

RUTH LEE
ESMERALDA COUNTY ASSESSOR
P.O. BOX 471
HWY 95 & EUCLID
GOLDFIELD, NV 89013

Dear Ruth:

Please find attached the proposed Improvement Factor for the 2012-2013 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration.

The factor recommended by the Department is a statewide factor which reflects the change in cost in the Marshall and Swift manuals from October 2009 to January 2011 for commercial costs and from September 2009 to December 2010 for residential costs. The change is therefore greater than usual because it includes five quarters rather than the usual four quarters to accommodate the change in regulations.

The final presentation to the Nevada Tax Commission will include a comparison of the proposed factor to the federal Consumer Price Index for Housing for the western region and a local builders' cost survey that reports the type of construction, region, and changes in costs from 2009 to 2010. In consideration of the significant increase in the factor, the Department will also recommend to the Tax Commission that assessors consider annually re-costing all improvements using Marshall and Swift rather than rely on the improvement factor to ensure equity between re-appraised and non-reappraised property. In addition, the Department will recommend that assessors ensure that the taxable value produced by using either a factored replacement cost or an annual re-cost of replacement cost new does not produce a taxable value which exceeds full cash value. Obsolescence should be considered because the increase in replacement cost may not be consistent with economic conditions in many areas of the state.

Pursuant to NRS 361.261, the Assessors have until May 15, 2011 to approve or object to the proposed factor. If an Assessor objects to the proposed factor, the Assessor must provide an alternative proposal and include supporting data. We interpret the statute to mean that you must affirmatively approve the factor. Please check one of the statements below, sign and return a copy of this letter; or just drop me an email at the address below.

If you have any questions, please let me know.

Sincerely,

Terry E. Rubald, Chief
Division of Assessment Standards
(775) 684-2095
trubald@tax.state.nv.us

I approve the 2012-13 Improvement Factor proposed by the Department of Taxation.
 I do not approve the 2012-13 Improvement Factor. I have attached an alternative proposal and supporting data.

Signed: Bull P. Lee Date: 23 February 11



STATE OF NEVADA
DEPARTMENT OF TAXATION

Web Site: <http://tax.state.nv.us>

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Phone: (775) 687-9999
Fax: (775) 688-1303

BRIAN SANDOVAL
Governor
ROBERT R BARENGO
Chair, Nevada Tax Commission
DINO DICIANNO
Executive Director

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EUREKA COUNTY
ASSESSOR'S OFFICE

MICHAEL MEARS
EUREKA COUNTY ASSESSOR
P.O. BOX 88
701 S MAIN STREET
EUREKA, NV 89316

Dear Michael:

Please find attached the proposed Improvement Factor for the 2012-2013 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration.

The factor recommended by the Department is a statewide factor which reflects the change in cost in the Marshall and Swift manuals from October 2009 to January 2011 for commercial costs and from September 2009 to December 2010 for residential costs. The change is therefore greater than usual because it includes five quarters rather than the usual four quarters to accommodate the change in regulations.

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If you have any questions, please let me know.

Sincerely,

Terry E. Rubald, Chief
Division of Assessment Standards
(775) 684-2095
trubald@tax.state.nv.us

 X I approve the 2012-13 Improvement Factor proposed by the Department of Taxation.

 I do not approve the 2012-13 Improvement Factor. I have attached an alternative proposal and supporting data.

Signed: Michael A. Mears Date: 5/10/2011

Bruce Bartolowits

From: Terry Rubald
Sent: Friday, March 18, 2011 6:59 AM
To: Bruce Bartolowits
Subject: FW: Improvement factor

Terry E. Rubald
Chief, Division of Assessment Standards
Department of Taxation
1550 College Parkway
Carson City, Nevada 89706
(775) 684-2095
Fax: 775-684-2020

CONFIDENTIALITY STATEMENT:

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-----Original Message-----

From: Jeff [mailto:assessor@hcnv.us]
Sent: Thursday, March 17, 2011 4:23 PM
To: Terry Rubald
Subject: Improvement factor

I hope we re-cost everything this year and won't use the improvement factor. If that fails for some reason and we have to factor, I guess I have to approve it because I certainly don't have staff or resources to propose something different.

Jeff Johnson
Humboldt County Assessor
Phone: 775-623-6316
Fax: 775-623-6311

Bruce Bartolowits

From: Lander County Assessor [assessor@landercountynv.org]
Sent: Friday, May 06, 2011 9:38 AM
To: Bruce Bartolowits
Subject: RE: Improvement Factor
Importance: High
Bruce:

I have no objection to the proposed Improvement Factor for the 2012/13 fiscal year.

Lura Duvall
Lander County Assessor

From: Bruce Bartolowits [mailto:bbartolowits@tax.state.nv.us]
Sent: Thursday, May 05, 2011 4:37 PM
To: ddawley@carson.org; Michael Mears; Lander County Assessor; Celeste Hamilton; Jana Seddon; jwilson@washoecounty.us
Subject: Improvement Factor

Just a friendly reminder the Improvement Factor goes before the Tax Commission on May 16th. Even though some of you are reappraising annually, the NRS still requires all assessors to approve or disapprove the factor every year. Please e-mail me your approval or disapproval as soon as possible so we can get the report to the Tax Commission. Thanks! bb

Bruce Bartolowits
Supervisor Locally Assessed Properties
Department of Taxation
Division of Assessment Standards
(Phone) 775-684-2034
(Fax) 775-684-2020
bbartolowits@tax.state.nv.us



STATE OF NEVADA
DEPARTMENT OF TAXATION

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February 2, 2011

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**STATE OF NEVADA
DEPARTMENT OF TAXATION**

MELANIE MCBRIDE
LINCOLN COUNTY ASSESSOR
P.O. BOX 420
1 MAIN STREET
PIOCHE, NV 89043

Dear Melanie:

Please find attached the proposed Improvement Factor for the 2012-2013 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration.

The factor recommended by the Department is a statewide factor which reflects the change in cost in the Marshall and Swift manuals from October 2009 to January 2011 for commercial costs and from September 2009 to December 2010 for residential costs. The change is therefore greater than usual because it includes five quarters rather than the usual four quarters to accommodate the change in regulations.

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If you have any questions, please let me know.

Sincerely,

Terry E. Rubald, Chief
Division of Assessment Standards
(775) 684-2095
trubald@tax.state.nv.us

I approve the 2012-13 Improvement Factor proposed by the Department of Taxation.
 I do not approve the 2012-13 Improvement Factor. I have attached an alternative proposal and supporting data.

Signed: Melanie McBride Date: 4-1-2011



STATE OF NEVADA
DEPARTMENT OF TAXATION

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February 2, 2011

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STATE OF NEVADA
DEPARTMENT OF TAXATION

LINDA WHALIN
LYON COUNTY ASSESSOR
27 SOUTH MAIN STREET
YERINGTON, NV 89447-2571

Dear Linda:

Please find attached the proposed Improvement Factor for the 2012-2013 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration.

The factor recommended by the Department is a statewide factor which reflects the change in cost in the Marshall and Swift manuals from October 2009 to January 2011 for commercial costs and from September 2009 to December 2010 for residential costs. The change is therefore greater than usual because it includes five quarters rather than the usual four quarters to accommodate the change in regulations.

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If you have any questions, please let me know.

Sincerely,

Terry E. Rubald, Chief
Division of Assessment Standards
(775) 684-2095
trubald@tax.state.nv.us

I approve the 2012-13 Improvement Factor proposed by the Department of Taxation.

I do not approve the 2012-13 Improvement Factor. I have attached an alternative proposal and supporting data.

Signed:

Date:

April 5/2011



STATE OF NEVADA
DEPARTMENT OF TAXATION

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2550 Paseo Verde Parkway, Suite
180
Renderson, Nevada 89074
Phone: (702) 486-2300
Fax: (702) 486-3377

MINERAL COUNTY ASSESSOR

February 2, 2011

DOROTHY FOWLER
MINERAL COUNTY ASSESSOR
P.O. BOX 400
105 SOUTH A STREET, SUITE 3
HAWTHORNE, NV 89415

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FEB 07 2011

STATE OF NEVADA
DEPARTMENT OF TAXATION

Dear Dorothy:

Please find attached the proposed Improvement Factor for the 2012-2013 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration.

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If you have any questions, please let me know.

Sincerely,

[Handwritten signature of Terry E. Rubald]

Terry E. Rubald, Chief
Division of Assessment Standards
(775) 684-2095
trubald@tax.state.nv.us

[X] I approve the 2012-13 Improvement Factor proposed by the Department of Taxation.
I do not approve the 2012-13 Improvement Factor. I have attached an alternative proposal and supporting data.

Signed: [Handwritten signature of Dorothy J. Fowler] Date: 4 February 2011



STATE OF NEVADA
DEPARTMENT OF TAXATION

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February 2, 2011

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STATE OF NEVADA
DEPARTMENT OF TAXATION

SHIRLEY MATSON
NYE COUNTY ASSESSOR
160 N. FLOYD DRIVE
PAHRUMP, NV 89060

Dear Shirley:

Please find attached the proposed Improvement Factor for the 2012-2013 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration.

The factor recommended by the Department is a statewide factor which reflects the change in cost in the Marshall and Swift manuals from October 2009 to January 2011 for commercial costs and from September 2009 to December 2010 for residential costs. The change is therefore greater than usual because it includes five quarters rather than the usual four quarters to accommodate the change in regulations.

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If you have any questions, please let me know.

Sincerely,

Terry E. Rubald, Chief
Division of Assessment Standards
(775) 684-2095
trubald@tax.state.nv.us

shm I approve the 2012-13 Improvement Factor proposed by the Department of Taxation.

I do not approve the 2012-13 Improvement Factor. I have attached an alternative proposal and supporting data.

Signed: Shirley S. Matson

Date: 3-7-2011

Bruce Bartolowits

From: Terry Rubald
Sent: Tuesday, May 10, 2011 6:26 AM
To: Bruce Bartolowits
Subject: FW: Improvement factor

Terry E. Rubald
Chief, Division of Assessment Standards
Department of Taxation
1550 College Parkway
Carson City, Nevada 89706
(775) 684-2095
Fax: 775-684-2020

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From: Celeste Hamilton [mailto:chamilton@pershingcounty.net]
Sent: Monday, May 09, 2011 12:39 PM
To: Terry Rubald
Subject: RE: Improvement factor

Terry,
It doesn't appear that I responded to your Improvement Factor e-mail. This is to let you know that I approve the proposed Statewide Improvement Factor proposed by the Department of Taxation.

Celeste Hamilton
Pershing County Assessor
P O Box 89
Lovelock, Nv 89419
775-273-2369

From: Terry Rubald [mailto:trubald@tax.state.nv.us]
Sent: Wednesday, February 02, 2011 2:45 PM
To: Celeste Hamilton (chamilton@pershingcounty.net)
Subject: Improvement factor

Hi,

Please see attached letter and document.

5/10/2011

Bruce Bartolowits

From: Jana Seddon [jseddon@storeycounty.org]
Sent: Friday, May 06, 2011 8:30 AM
To: Bruce Bartolowits
Subject: RE: Improvement Factor

Hi Bruce,

Well I can honestly say that I don't agree with the 1.08 factor, but at this time I have no idea how to disprove it. I can tell you if I apply that factor I will have a serious revolt from the tax payers on my hands, so we are going to try to recost all improvements this year.

So with that being said, I guess I will have to approve the factor.

Jana Seddon

Assessor
Storey County
(775) 847-0961

Storey County is an equal opportunity provider

From: Bruce Bartolowits [mailto:bbartolowits@tax.state.nv.us]
Sent: Thursday, May 05, 2011 4:37 PM
To: ddawley@carson.org; Michael Mears; Lander County Assessor; Celeste Hamilton; Jana Seddon; jwilson@washoecounty.us
Subject: Improvement Factor

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Bruce Bartolowits
Supervisor Locally Assessed Properties
Department of Taxation
Division of Assessment Standards
(Phone) 775-684-2034
(Fax) 775-684-2020
bbartolowits@tax.state.nv.us



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FEB 18 2011

STATE OF NEVADA
DEPARTMENT OF TAXATION

ROBERT BISHOP
WHITE PINE COUNTY ASSESSOR
955 CAMPTON STREET
ELY, NV 89301

Dear Bish:

Please find attached the proposed Improvement Factor for the 2012-2013 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration.

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If you have any questions, please let me know.

Sincerely,

Terry E. Rubald, Chief
Division of Assessment Standards
(775) 684-2095
trubald@tax.state.nv.us

 8 I approve the 2012-13 Improvement Factor proposed by the Department of Taxation.
 I do not approve the 2012-13 Improvement Factor. I have attached an alternative proposal and supporting data.

Signed: Robert R Barengo Date: 2-15-11

Bruce Bartolowits

From: Wilson, Josh G. (Assessor) [JGWilson@washoecounty.us]

Sent: Monday, May 09, 2011 4:51 PM

To: Bruce Bartolowits

Subject: RE: Improvement Factor

Sorry for the late response Bruce.....we approve.

Josh

From: Bruce Bartolowits [mailto:bbartolowits@tax.state.nv.us]

Sent: Thursday, May 05, 2011 4:37 PM

To: ddawley@carson.org; Michael Mears; Lander County Assessor; Celeste Hamilton; Jana Seddon; Wilson, Josh G. (Assessor)

Subject: Improvement Factor

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Bruce Bartolowits
Supervisor Locally Assessed Properties
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Division of Assessment Standards
(Phone) 775-684-2034
(Fax) 775-684-2020
bbartolowits@tax.state.nv.us