



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

RENO OFFICE
4600 Kietzke Lane
Building L, Suite 235
Reno, Nevada 89502
Phone: (775) 687-9999
Fax: (775) 688-1303

BRIAN SANDOVAL
Governor
ROBERT R. BARENGO
Chair, Nevada Tax Commission
CHRISTOPHER G. NIELSEN
Executive Director

LAS VEGAS OFFICE
Grant Sawyer Office Building, Suite 1300
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

In the Matter of:
Approval of 2013-2014 Statewide
Improvement Factor

)
)
)

NOTICE OF DECISION

Appearances

Bruce Bartolowits, Supervisor Locally Assessed Properties, appeared on behalf of the Department of Taxation.

Summary

The matter of the approval of the 2013-2014 Improvement Factor came before the Nevada Tax Commission (Commission) for hearing in Carson City and via video conference to Las Vegas, Nevada, on June 25, 2012 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 January 1, 2011 to January 1, 2012. 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 2013-2014 Improvement Factor at 1.03 as reported by the Department.

BY THE NEVADA TAX COMMISSION THIS 23rd DAY OF JULY, 2012.

[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 Local Government Services

2013-2014
IMPROVEMENT FACTOR
REPORT

Division of Local Government Services

2013-2014

Improvement Factor Report

Department of Taxation
Division of Local Government Services
1550 E. College Parkway, Suite 115
Carson City, NV 89706
Phone 775.684.2100 • Fax 775.684.2020

Adopted by the Nevada Tax Commission
June 25, 2012

CONTENTS

2013-14 IMPROVEMENT FACTOR REPORT

IMPROVEMENT FACTOR REPORT	I
2013-2014 ADOPTED IMPROVEMENT FACTOR	1
REGION IMPROVEMENT FACTOR COMPUTATION	2
STATEWIDE IMPROVEMENT FACTOR COMPUTATION	10
FACTOR AREA TAX ROLL ALLOCATION	11
HISTORICAL FACTOR COMPUTATION BY REGION	13
NOTIFICATIONS FROM ASSESSORS	APPENDIX I
CARSON CITY.....	A-1
CHURCHILL COUNTY.....	A-2
CLARK COUNTY	A-3
DOUGLAS COUNTY	A-4
ELKO COUNTY.....	A-5
ESMERALDA COUNTY.....	A-6
EUREKA COUNTY	A-7
HUMBOLDT COUNTY	A-8
LANDER COUNTY.....	A-9
LINCOLN COUNTY	A-10
LYON COUNTY.....	A-11
MINERAL COUNTY	A-12
NYE COUNTY.....	A-13
PERSHING COUNTY	A-14
STOREY COUNTY.....	A-15
WASHOE COUNTY.....	A-16
WHITE PINE COUNTY.....	A-17

REPORT

2013-14 IMPROVEMENT FACTOR

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 2013-2014.

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 2013-2014 tax cycle, the Department recommends that a statewide factor of 1.03 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 January 1st of 2011 to January 1st of 2012, for each building type and applied to the regional change.

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 1.03.

These factors are produced based on data from January 1, 2011 to January 1, 2012 and applied to improvements for a lien date in July, 2013. 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, 2013 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 1.03%.

**NEVADA DEPARTMENT OF TAXATION
2012 IMPROVEMENT FACTOR STUDY
2013-2014 PROPOSED IMPROVEMENT FACTORS**

COMPUTED FROM THE MARSHALL SWIFT RESIDENTIAL & COMMERCIAL MANUALS

FACTOR AREA	ROUNDED FACTOR	RAW FACTOR	WEIGHT	FACTOR SHARE
CARSON CITY	1.03	1.028	14.6%	0.1500
ELKO	1.06	1.063	6.4%	0.0680
FALLON	1.03	1.027	8.3%	0.0851
LINCOLN COUNTY	1.02	1.023	0.5%	0.0049
NYE COUNTY	1.03	1.027	2.9%	0.0299
RENO - SPARKS	1.03	1.027	59.8%	0.6144
LAKE TAHOE	1.04	1.036	7.5%	0.0780
STATEWIDE	1.03	1.031	100.0%	1.0302
LAS VEGAS	1.02	1.022	N/A	N/A

NEVADA DEPARTMENT OF TAXATION
 2012 IMPROVEMENT FACTOR STUDY
 CARSON CITY IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/11 *	LOCAL MULTIPLIER 01/12 *	PRICE RELATIVE (01/12) / (01/11) (C / B)	COMPARATIVE COST MULTIPLIER 01/12>01/11 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * J)
COMMERCIAL									
A	1.10	1.10	1.0000	1.038	1.0380	0.040	0.0415		
B	1.06	1.06	1.0000	1.034	1.0340	0.040	0.0414		
C	1.06	1.06	1.0000	1.028	1.0280	0.500	0.5140		
D	1.06	1.07	1.0094	1.024	1.0337	0.250	0.2584		
S	1.09	1.10	1.0092	1.036	1.0455	0.170	0.1777		
ALL COMMERCIAL						1.000	1.0330	0.3412	0.3525
RESIDENTIAL									
FRAME	1.07	1.07	1.0000	1.027	1.0270	0.800	0.8216		
MASONRY	1.07	1.05	0.9813	1.037	1.0176	0.200	0.2035		
ALL RESIDENTIAL						1.000	1.0251	0.6588	0.6753
CARSON CITY COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0278
PROPOSED CARSON CITY IMPROVEMENT FACTOR									1.0300
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0300

* 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
 **** 2011-12 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
 2012 IMPROVEMENT FACTOR STUDY
 ELKO IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/11 *	LOCAL MULTIPLIER 01/12 *	PRICE RELATIVE (01/12) / (01/11) (C / B)	COMPARATIVE COST MULTIPLIER 01/12>01/11 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * J)
COMMERCIAL									
A	1.07	1.10	1.0280	1.038	1.0671	0.040	0.0427		
B	1.07	1.11	1.0374	1.034	1.0727	0.040	0.0429		
C	1.06	1.10	1.0377	1.028	1.0668	0.500	0.5334		
D	1.01	1.06	1.0495	1.024	1.0747	0.250	0.2687		
S	1.06	1.09	1.0283	1.036	1.0653	0.170	0.1811		
ALL COMMERCIAL						1.000	1.0688	0.4379	0.4680
RESIDENTIAL									
FRAME	1.01	1.04	1.0297	1.027	1.0575	0.800	0.8460		
MASONRY	1.05	1.08	1.0286	1.037	1.0666	0.200	0.2133		
ALL RESIDENTIAL						1.000	1.0593	0.5621	0.5955
ELKO COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0635
PROPOSED ELKO IMPROVEMENT FACTOR									1.0600
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0300

* 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
 **** 2011-12 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
 2012 IMPROVEMENT FACTOR STUDY
 FALLON IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/11 *	LOCAL MULTIPLIER 01/12 *	PRICE RELATIVE (01/12) / (01/11) (C / B)	COMPARATIVE COST MULTIPLIER 01/12>01/11 **	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	1.02	1.0000	1.038	1.0380	0.040	0.0415		
B	0.99	0.99	1.0000	1.034	1.0340	0.040	0.0414		
C	1.01	1.01	1.0000	1.028	1.0280	0.500	0.5140		
D	1.00	1.01	1.0100	1.024	1.0342	0.250	0.2586		
S	1.02	1.02	1.0000	1.036	1.0360	0.170	0.1761		
ALL COMMERCIAL						1.000	1.0316	0.2866	0.2957
RESIDENTIAL									
FRAME	1.01	1.01	1.0000	1.027	1.0270	0.800	0.8216		
MASONRY	1.02	1.00	0.9804	1.037	1.0167	0.200	0.2033		
ALL RESIDENTIAL						1.000	1.0249	0.7134	0.7312
FALLON COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0268
PROPOSED FALLON IMPROVEMENT FACTOR									1.0300
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0300

* 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
 **** 2011-12 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
2012 IMPROVEMENT FACTOR STUDY
LAS VEGAS IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/11 *	LOCAL MULTIPLIER 01/12 *	PRICE RELATIVE (01/12) / (01/11) (C / B)	COMPARATIVE COST MULTIPLIER 01/12>01/11 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * J)
COMMERCIAL									
A	1.13	1.13	1.0000	1.038	1.0380	0.040	0.0415		
B	1.12	1.11	0.9911	1.034	1.0248	0.040	0.0410		
C	1.14	1.14	1.0000	1.028	1.0280	0.500	0.5140		
D	1.14	1.15	1.0088	1.024	1.0330	0.250	0.2582		
S	1.13	1.13	1.0000	1.036	1.0360	0.170	0.1761		
ALL COMMERCIAL						1.000	1.0309	0.3225	0.3324
RESIDENTIAL									
FRAME	1.14	1.13	0.9912	1.027	1.0180	0.800	0.8144		
MASONRY	1.14	1.12	0.9825	1.037	1.0188	0.200	0.2038		
ALL RESIDENTIAL						1.000	1.0182	0.6775	0.6898
LAS VEGAS COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0223
PROPOSED LAS VEGAS IMPROVEMENT FACTOR									1.0200
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0300

* 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
**** 2011-12 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
2012 IMPROVEMENT FACTOR STUDY
LINCOLN COUNTY IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/11 *	LOCAL MULTIPLIER 01/12 *	PRICE RELATIVE (01/12) / (01/11) (C / B)	COMPARATIVE COST MULTIPLIER 01/12>01/11 **	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	1.02	1.0000	1.038	1.0380	0.040	0.0415		
B	1.03	1.02	0.9903	1.034	1.0240	0.040	0.0410		
C	1.06	1.06	1.0000	1.028	1.0280	0.500	0.5140		
D	1.05	1.06	1.0095	1.024	1.0338	0.250	0.2584		
S	1.02	1.02	1.0000	1.036	1.0360	0.170	0.1761		
ALL COMMERCIAL						1.000	1.0310	0.3895	0.4016
RESIDENTIAL									
FRAME	1.05	1.04	0.9905	1.027	1.0172	0.800	0.8138		
MASONRY	1.06	1.04	0.9811	1.037	1.0174	0.200	0.2035		
ALL RESIDENTIAL						1.000	1.0173	0.6105	0.6210
LINCOLN COUNTY COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0226
PROPOSED LINCOLN COUNTY IMPROVEMENT FACTOR									1.0200
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0300

* 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
**** 2011-12 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
2012 IMPROVEMENT FACTOR STUDY
NYE COUNTY IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/11 *	LOCAL MULTIPLIER 01/12 *	PRICE RELATIVE (01/12) / (01/11) (C / B)	COMPARATIVE COST MULTIPLIER 01/12>01/11 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * J)
COMMERCIAL									
A	0.96	0.96	1.0000	1.038	1.0380	0.040	0.0415		
B	0.93	0.93	1.0000	1.034	1.0340	0.040	0.0414		
C	0.92	0.92	1.0000	1.028	1.0280	0.500	0.5140		
D	0.88	0.89	1.0114	1.024	1.0356	0.250	0.2589		
S	0.94	0.95	1.0106	1.036	1.0470	0.170	0.1780		
ALL COMMERCIAL						1.000	1.0338	0.2485	0.2569
RESIDENTIAL									
FRAME	0.89	0.89	1.0000	1.027	1.0270	0.800	0.8216		
MASONRY	0.93	0.91	0.9785	1.037	1.0147	0.200	0.2029		
ALL RESIDENTIAL						1.000	1.0245	0.7515	0.7700
NYE COUNTY COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0268
PROPOSED NYE COUNTY IMPROVEMENT FACTOR									1.0300
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0300

* 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
**** 2011-12 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
 2012 IMPROVEMENT FACTOR STUDY
 RENO - SPARKS IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/11 *	LOCAL MULTIPLIER 01/12 *	PRICE RELATIVE (01/12) / (01/11) (C / B)	COMPARATIVE COST MULTIPLIER 01/12>01/11 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * J)
COMMERCIAL									
A	1.10	1.10	1.0000	1.038	1.0380	0.040	0.0415		
B	1.07	1.07	1.0000	1.034	1.0340	0.040	0.0414		
C	1.06	1.06	1.0000	1.028	1.0280	0.500	0.5140		
D	1.05	1.05	1.0000	1.024	1.0240	0.250	0.2560		
S	1.09	1.10	1.0092	1.036	1.0455	0.170	0.1777		
ALL COMMERCIAL						1.000	1.0306	0.3602	0.3712
RESIDENTIAL									
FRAME	1.06	1.06	1.0000	1.027	1.0270	0.800	0.8216		
MASONRY	1.07	1.05	0.9813	1.037	1.0176	0.200	0.2035		
ALL RESIDENTIAL						1.000	1.0251	0.6398	0.6559
RENO - SPARKS COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0271
PROPOSED RENO - SPARKS IMPROVEMENT FACTOR									1.0300
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0300

* 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
 **** 2011-12 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
 2012 IMPROVEMENT FACTOR STUDY
 LAKE TAHOE IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/11 *	LOCAL MULTIPLIER 01/12 *	PRICE RELATIVE (01/12) / (01/11) (C / B)	COMPARATIVE COST MULTIPLIER 01/12>01/11 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * J)
COMMERCIAL									
A	1.21	1.23	1.0165	1.038	1.0552	0.040	0.0422		
B	1.18	1.19	1.0085	1.034	1.0428	0.040	0.0417		
C	1.19	1.20	1.0084	1.028	1.0366	0.500	0.5183		
D	1.19	1.21	1.0168	1.024	1.0412	0.250	0.2603		
S	1.20	1.22	1.0167	1.036	1.0533	0.170	0.1791		
ALL COMMERCIAL						1.000	1.0416	0.3029	0.3155
RESIDENTIAL									
FRAME	1.20	1.21	1.0083	1.027	1.0356	0.800	0.8284		
MASONRY	1.20	1.19	0.9917	1.037	1.0284	0.200	0.2057		
ALL RESIDENTIAL						1.000	1.0341	0.6971	0.7208
								1.0000	1.0364
									PROPOSED LAKE TAHOE IMPROVEMENT FACTOR 1.0400
									WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR 1.0300

* 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
 **** 2011-12 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
 2012 IMPROVEMENT FACTOR STUDY
 STATEWIDE IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/11 *	LOCAL MULTIPLIER 01/12 *	PRICE RELATIVE (01/12) / (01/11) (C / B)	COMPARATIVE COST MULTIPLIER 01/12>01/11 **	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	1.05	1.0000	1.038	1.0380	0.040	0.0415		
B	1.04	1.04	1.0000	1.034	1.0340	0.040	0.0414		
C	1.04	1.05	1.0096	1.028	1.0379	0.500	0.5189		
D	1.01	1.03	1.0198	1.024	1.0443	0.250	0.2611		
S	1.05	1.05	1.0000	1.036	1.0360	0.170	0.1761		
ALL COMMERCIAL						1.000	1.0390	0.3489	0.3625
RESIDENTIAL									
FRAME	1.02	1.02	1.0000	1.027	1.0270	0.800	0.8216		
MASONRY	1.04	1.03	0.9904	1.037	1.0270	0.200	0.2054		
ALL RESIDENTIAL						1.000	1.0270	0.6511	0.6687
								1.0000	1.0312
									PROPOSED STATEWIDE IMPROVEMENT FACTOR 1.0300
									WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR 1.0300

* 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
 **** 2011-12 STATISTICAL ANALYSIS OF THE TAX ROLL

**NEVADA DEPARTMENT OF TAXATION
2012 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%	410,189,371	624,420,858	1,034,610,229	39.6%	60.4%	7.0%
	DOUGLAS	68.00%	207,868,908	747,285,264	955,154,172	21.8%	78.2%	6.4%
	STOREY	100.00%	123,050,478	59,118,309	182,168,787	67.5%	32.5%	1.2%
AREA TOTAL			741,108,757	1,430,824,431	2,171,933,188	34.1%	65.9%	14.6%
ELKO	ELKO	100.00%	262,104,441	373,849,853	635,954,294	41.2%	58.8%	4.3%
	EUREKA	100.00%	50,790,114	7,284,711	58,074,825	87.5%	12.5%	0.4%
	HUMBOLDT	100.00%	86,376,803	123,186,718	209,563,521	41.2%	58.8%	1.4%
	LANDER	100.00%	17,528,431	30,761,547	48,289,978	36.3%	63.7%	0.3%
AREA TOTAL			416,799,789	535,082,829	951,882,618	43.8%	56.2%	6.4%
FALLON	CHURCHILL	100.00%	96,083,100	237,372,871	333,455,971	28.8%	71.2%	2.2%
	LYON	100.00%	206,011,543	594,888,387	800,899,930	25.7%	74.3%	5.4%
	MINERAL	100.00%	17,361,823	22,128,198	39,490,021	44.0%	56.0%	0.3%
	PERSHING	100.00%	34,111,217	25,681,211	59,792,428	57.0%	43.0%	0.4%
AREA TOTAL			353,567,683	880,070,667	1,233,638,350	28.7%	71.3%	8.3%
LAS VEGAS	CLARK	100.00%	13,461,663,395	28,284,685,755	41,746,349,150	32.2%	67.8%	N/A
LINCOLN COUNTY	LINCOLN	100.00%	27,632,070	43,306,752	70,938,822	39.0%	61.0%	0.5%
	WHITE PINE	100.00%	43,163,443	54,469,067	97,632,510	44.2%	55.8%	0.7%
AREA TOTAL			70,795,513	97,775,819	168,571,332	42.0%	58.0%	1.1%
NYE COUNTY	ESMERALDA	100.00%	2,630,892	4,546,214	7,177,106	36.7%	63.3%	0.0%
	NYE	100.00%	104,958,229	320,868,449	425,826,678	24.6%	75.4%	2.9%
AREA TOTAL			107,589,121	325,414,663	433,003,784	24.8%	75.2%	2.9%
RENO - SPARKS	WASHOE	93.00%	3,207,262,226	5,697,730,008	8,904,992,234	36.0%	64.0%	59.8%
LAKE TAHOE	DOUGLAS	32.00%	97,820,663	351,663,654	449,484,317	21.8%	78.2%	3.0%
	WASHOE	7.00%	241,406,834	428,861,398	670,268,232	36.0%	64.0%	4.5%
AREA TOTAL			339,227,497	780,525,052	1,119,752,549	30.3%	69.7%	7.5%
STATEWIDE	TOTALS	100.00%	18,698,013,981	38,032,109,224	56,730,123,205	33.0%	67.0%	100.0%
	CLARK	-73.59%	(13,461,663,395)	(28,284,685,755)	(41,746,349,150)	32.2%	67.8%	100.0%
ALL AREAS EXCEPT LAS VEGAS		26.41%	5,193,187,143	9,692,954,402	14,886,141,545	34.9%	65.1%	100.0%

NEVADA DEPARTMENT OF TAXATION
 2012 IMPROVEMENT FACTOR STUDY
 STATISTICAL ANALYSIS OF THE TAX ROLL 2011-12

COUNTY	COMMERCIAL / INDUSTRIAL			RESIDENTIAL				ALL PROPERTY		
	COMMERCIAL	INDUSTRIAL	TOTAL VALUE	SINGLE FAMILY	CONDO	MULTI-FAMILY	TOTAL VALUE	TOTAL VALUE	COMMERCIAL	RESIDENTIAL
CARSON CITY	358,038,585	52,150,786	410,189,371	522,012,215	24,713,722	77,694,921	624,420,858	1,034,610,229	60.4%	39.6%
CHURCHILL	80,941,435	15,141,665	96,083,100	213,039,829	725,006	23,608,036	237,372,871	333,455,971	71.2%	28.8%
CLARK	12,232,147,732	1,229,515,663	13,461,663,395	22,735,707,628	3,076,389,949	2,472,588,178	28,284,685,755	41,746,349,150	67.8%	32.2%
DOUGLAS	252,564,081	53,125,490	305,689,571	929,125,535	62,799,472	107,023,911	1,098,948,918	1,404,638,489	78.2%	21.8%
ELKO	225,344,659	36,759,782	262,104,441	331,152,652	5,862,653	36,834,548	373,849,853	635,954,294	58.8%	41.2%
ESMERALDA	2,600,789	30,103	2,630,892	2,876,277	0	1,669,937	4,546,214	7,177,106	63.3%	36.7%
EUREKA	14,019,797	36,770,317	50,790,114	5,806,722	0	1,477,989	7,284,711	58,074,825	12.5%	87.5%
HUMBOLDT	71,807,242	14,569,561	86,376,803	111,446,828	0	11,739,890	123,186,718	209,563,521	58.8%	41.2%
LANDER	14,308,819	3,219,612	17,528,431	28,221,550	568	2,539,429	30,761,547	48,289,978	63.7%	36.3%
LINCOLN	22,787,245	4,844,825	27,632,070	39,839,213	27,095	3,440,444	43,306,752	70,938,822	61.0%	39.0%
LYON	100,688,182	105,323,361	206,011,543	560,873,781	716,229	33,298,377	594,888,387	800,899,930	74.3%	25.7%
MINERAL	14,278,873	3,082,950	17,361,823	19,543,842	0	2,584,356	22,128,198	39,490,021	56.0%	44.0%
NYE	100,630,456	4,327,773	104,958,229	283,886,898	2,325,215	34,656,336	320,868,449	425,826,678	75.4%	24.6%
PERSHING	31,906,606	2,204,611	34,111,217	21,830,508	0	3,850,703	25,681,211	59,792,428	43.0%	57.0%
STOREY	15,621,168	107,429,310	123,050,478	56,596,733	0	2,521,576	59,118,309	182,168,787	32.5%	67.5%
WASHOE	2,695,912,757	752,756,303	3,448,669,060	5,059,002,076	520,120,359	547,468,971	6,126,591,406	9,575,260,466	64.0%	36.0%
WHITE PINE	37,189,594	5,973,849	43,163,443	48,965,247	445,155	5,058,665	54,469,067	97,632,510	55.8%	44.2%
TOTALS	16,270,788,020	2,427,225,961	18,698,013,981	30,969,927,534	3,694,125,423	3,368,056,267	38,032,109,224	56,730,123,205	67.0%	33.0%

NEVADA DEPARTMENT OF TAXATION
2012 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
2012	1.05	1.04	1.05	1.03	1.05	1.02	1.03
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
2001							
2000							
1999							
1998							
1997							
1996							
1995							
1994							
1993							
1992							
1991							
1990							
1989							
1988							
1987							
1986							
1985							
1984							
1983							
1982							

NEVADA DEPARTMENT OF TAXATION
2012 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
2012	1.038	1.034	1.028	1.024	1.036	1.027	1.037
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	1.107	1.109	1.092	1.097	1.115	1.106	1.095
2004	1.019	1.019	1.019	1.021	1.017	1.014	1.017
2003	1.021	1.022	1.023	1.025	1.019	1.024	1.023
2002	1.010	1.012	1.010	1.009	1.007	1.008	1.011
2001							
2000							
1999							
1998							
1997							
1996							
1995							
1994							
1993							
1992							
1991							
1990							
1989							
1988							
1987							
1986							
1985							
1984							
1983							
1982							

2013 – 2014 IMPROVEMENT FACTOR
REPORT

Appendix I

NOTIFICATIONS FROM
ASSESSORS



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

RENO OFFICE
4600 Kietzke Lane
Building L, Suite 235
Reno, Nevada 89502
Phone: (775) 687-9999
Fax: (775) 686-1303

BRIAN SANDOVAL
Governor

ROBERT R BARENGO
Chair, Nevada Tax Commission

WILLIAM CHISEL
Executive Director

LAS VEGAS OFFICE
Grant Sawyer Office Building, Suite 1300
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

April 05, 2012

DAVE DAWLEY
CARSON CITY ASSESSOR
201 N. CARSON STREET, #6
CARSON CITY, NV 89701

Dear DAVE:

Please find attached the proposed Improvement Factor for the 2013-2014 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, without reference to regions. The factor is a reconciliation between change in cost in the Marshall and Swift manuals from January 2011 to January 2012 for commercial costs and from December 2010 to December 2011 for residential costs. 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.

Pursuant to NRS 361.261, the Assessors have until May 15, 2012 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. In the past, writing a letter of approval has added yet another task to the many you face. Therefore, we are hopeful that just checking one of the statements below, signing, and returning a copy of this letter will simplify the process, or just drop me an email at the address below. Either will suffice.

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

- XXXX I re-cost all Improvements annually.
I approve the 2013-14 Improvement Factor proposed by the Department of Taxation.
I do not approve the 2013-14 Improvement Factor for the following reasons:

Signed: [Handwritten signature] Date: April 6, 2012



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

RENO OFFICE
4600 Kietzke Lane
Building L, Suite 235
Reno, Nevada 89502
Phone: (775) 687-9999
Fax: (775) 688-1303

BRIAN SANDOVAL
Governor

ROBERT R BARENGO
Chair, Nevada Tax Commission

WILLIAM CHISEL
Executive Director

LAS VEGAS OFFICE
Grant Sawyer Office Building, Suite 1300
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

April 05, 2012

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 2013-2014 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, without reference to regions. The factor is a reconciliation between change in cost in the Marshall and Swift manuals from January 2011 to January 2012 for commercial costs and from December 2010 to December 2011 for residential costs. 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.

Pursuant to NRS 361.261, the Assessors have until May 15, 2012 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. In the past, writing a letter of approval has added yet another task to the many you face. Therefore, we are hopeful that just checking one of the statements below, signing, and returning a copy of this letter will simplify the process, or just drop me an email at the address below. Either will suffice.

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

- I re-cost all Improvements annually.
I approve the 2013-14 Improvement Factor proposed by the Department of Taxation.
I do not approve the 2013-14 Improvement Factor for the following reasons:

Signed: [Handwritten signature]

Date: 4/10/12



**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

RENO OFFICE
4600 Kletzke Lane
Building L, Suite 235
Reno, Nevada 89502
Phone: (775) 687-9898
Fax: (775) 688-1303

BRIAN SANDOVAL
Governor

ROBERT R BARENGO
Chair, Nevada Tax Commission

WILLIAM CHISEL
Executive Director

LAS VEGAS OFFICE
Grant Sawyer Office Building, Suite 1300
555 E. Washington Avenue
Las Vegas, Nevada 89101
Phone: (702) 486-2300 Fax: (702) 486-2373

HENDERSON OFFICE
2550 Paseo Verde Parkway, Suite 160
Henderson, Nevada 89074
Phone: (702) 486-2300
Fax: (702) 486-3377

April 05, 2012

MICHELE W SHAFE
CLARK COUNTY ASSESSOR
P.O. BOX 551401
LAS VEGAS, NV 89155-1401

Dear MICHELE W:

Please find attached the proposed Improvement Factor for the 2013-2014 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, without reference to regions. The factor is a reconciliation between change in cost in the Marshall and Swift manuals from January 2011 to January 2012 for commercial costs and from December 2010 to December 2011 for residential costs. 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.

Pursuant to NRS 361.261, the Assessors have until May 15, 2012 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. In the past, writing a letter of approval has added yet another task to the many you face. Therefore, we are hopeful that just checking one of the statements below, signing, and returning a copy of this letter will simplify the process, or just drop me an email at the address below. Either will suffice.

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 re-cost all Improvements annually.
- I approve the 2013-14 Improvement Factor proposed by the Department of Taxation.
- I do not approve the 2013-14 Improvement Factor for the following reasons:

Signed: Michele W. Shafe

Date: 5/15/12

From: Bruce Bartolowits
Sent: Monday, June 04, 2012 11:05 AM
To: Shirley A. Rains
Subject: FW: 2013-14 Improvement Factor

From: Terry Rubald
Sent: Friday, April 06, 2012 8:38 AM
To: Bruce Bartolowits
Cc: Tatjana Vukovic
Subject: FW: 2013-14 Improvement Factor

From: Sonnemann, Doug [mailto:DSonnemann@co.douglas.nv.us]
Sent: Friday, April 06, 2012 8:34 AM
To: Terry Rubald
Subject: 2013-14 Improvement Factor

April 6, 2012

Terry E. Rubald, Chief
Division of Assessment Standards

Re: 2013-14 Improvement Factor

Dear Terry,

This email is to confirm that Douglas County re-costs all improvements annually and will not be using the improvement factor. Further we have no objections to the 2013-14 improvement factor as presented.

Thank you for the notification.

Doug
Doug Sonnemann
Douglas County Assessor



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

RENO OFFICE
4600 Kietzke Lane
Building L, Suite 235
Reno, Nevada 89502
Phone: (775) 687-9999
Fax: (775) 688-1303

BRIAN SANDOVAL
Governor

ROBERT R BARENGO
Chair, Nevada Tax Commission

WILLIAM CHISEL
Executive Director

LAS VEGAS OFFICE
Grant Sawyer Office Building, Suite1300
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

April 05, 2012

KATRINKA RUSSELL
ELKO COUNTY ASSESSOR
571 IDAHO
ELKO, NV 89801

Dear KATRINKA:

Please find attached the proposed Improvement Factor for the 2013-2014 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, without reference to regions. The factor is a reconciliation between change in cost in the Marshall and Swift manuals from January 2011 to January 2012 for commercial costs and from December 2010 to December 2011 for residential costs. 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.

Pursuant to NRS 361.261, the Assessors have until May 15, 2012 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. In the past, writing a letter of approval has added yet another task to the many you face. Therefore, we are hopeful that just checking one of the statements below, signing, and returning a copy of this letter will simplify the process, or just drop me an email at the address below. Either will suffice.

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 re-cost all Improvements annually.
I approve the 2013-14 Improvement Factor proposed by the Department of Taxation.
I do not approve the 2013-14 Improvement Factor for the following reasons:

Signed: [Handwritten signature of Katrinka Russell] Date: April 6, 2012

From: Bruce Bartolowits
Sent: Monday, June 04, 2012 11:01 AM
To: Shirley A. Rains
Subject: FW: improvement factor

From: Terry Rubald
Sent: Monday, April 09, 2012 7:03 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:

This e-mail and any attachments are intended only for those to which it is addressed and may contain information which is privileged, confidential and prohibited from disclosure and unauthorized use under applicable law. If you are not the intended recipient of this e-mail, you are hereby notified that any use, dissemination, or copying of this e-mail or the information contained in this e-mail is strictly prohibited by the sender. If you have received this transmission in error, please return the material received to the sender and delete all copies from your system.

From: RUTH LEE [mailto:ruthlee1957@yahoo.com]
Sent: Monday, April 09, 2012 6:17 AM
To: Terry Rubald
Subject: improvement factor

Terry,
I re-cost all improvements annually so I will not be using the improvement factor.
Ruth Lee



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

RENO OFFICE
4600 Kietzke Lane
Building L, Suite 235
Reno, Nevada 89502
Phone: (775) 687-9999
Fax: (775) 688-1303

BRIAN SANDOVAL
Governor

ROBERT R BARENGO
Chair, Nevada Tax Commission

WILLIAM CHISEL
Executive Director

LAS VEGAS OFFICE
Grant Sawyer Office Building, Suite 1300
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

April 05, 2012

MICHAEL MEARS
EUREKA COUNTY ASSESSOR
P.O. BOX 88
EUREKA, NV 89316

Dear MICHAEL:

Please find attached the proposed Improvement Factor for the 2013-2014 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, without reference to regions. The factor is a reconciliation between change in cost in the Marshall and Swift manuals from January 2011 to January 2012 for commercial costs and from December 2010 to December 2011 for residential costs. 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.

Pursuant to NRS 361.261, the Assessors have until May 15, 2012 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. In the past, writing a letter of approval has added yet another task to the many you face. Therefore, we are hopeful that just checking one of the statements below, signing, and returning a copy of this letter will simplify the process, or just drop me an email at the address below. Either will suffice.

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 re-cost all Improvements annually.
I approve the 2013-14 Improvement Factor proposed by the Department of Taxation.
I do not approve the 2013-14 Improvement Factor for the following reasons:

Signed: [Handwritten signature of Michael Mears] Date: [Handwritten date April 15, 2012]



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

RENO OFFICE
4600 Kietzke Lane
Building L, Suite 235
Reno, Nevada 89502
Phone: (775) 687-9999
Fax: (775) 688-1303

BRIAN SANDOVAL
Governor

ROBERT R BARENGO
Chair, Nevada Tax Commission

WILLIAM CHISEL
Executive Director

LAS VEGAS OFFICE
Grant Sawyer Office Building, Suite 1300
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

April 05, 2012

JEFF JOHNSON
HUMBOLDT COUNTY ASSESSOR
50 WEST FIFTH STREET
WINNEMUCCA, NV 89445

Dear JEFF:

Please find attached the proposed Improvement Factor for the 2013-2014 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, without reference to regions. The factor is a reconciliation between change in cost in the Marshall and Swift manuals from January 2011 to January 2012 for commercial costs and from December 2010 to December 2011 for residential costs. 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.

Pursuant to NRS 361.261, the Assessors have until May 15, 2012 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. In the past, writing a letter of approval has added yet another task to the many you face. Therefore, we are hopeful that just checking one of the statements below, signing, and returning a copy of this letter will simplify the process, or just drop me an email at the address below. Either will suffice.

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

- I re-cost all Improvements annually.
I approve the 2013-14 Improvement Factor proposed by the Department of Taxation.
I do not approve the 2013-14 Improvement Factor for the following reasons:

Signed: _____ Date: _____

From: Bruce Bartolowits
Sent: Monday, June 04, 2012 10:11 AM
To: Shirley A. Rains
Subject: FW: IMPROVEMENT FACTOR 2013/14

From: Lander County Assessor [mailto:assessor@landercountynv.org]
Sent: Tuesday, May 15, 2012 10:15 AM
To: Bruce Bartolowits
Subject: RE: IMPROVEMENT FACTOR 2013/14

Bruce:

I have reviewed the proposed improvement factors for the fiscal year 2013/14 and have no objection to the Department's recommendation.

Lura Duvall
Lander County Assessor
775-635-2610



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

RENO OFFICE
4600 Kietzke Lane
Building L, Suite 235
Reno, Nevada 89502
Phone: (775) 687-9999
Fax: (775) 688-1303

BRIAN SANDOVAL
Governor

ROBERT R BARENGO
Chair, Nevada Tax Commission

WILLIAM CHISEL
Executive Director

LAS VEGAS OFFICE
Grant Sawyer Office Building, Suite 1300
955 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

April 05, 2012

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

Dear MELANIE:

Please find attached the proposed Improvement Factor for the 2013-2014 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, without reference to regions. The factor is a reconciliation between change in cost in the Marshall and Swift manuals from January 2011 to January 2012 for commercial costs and from December 2010 to December 2011 for residential costs. 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.

Pursuant to NRS 361.261, the Assessors have until May 15, 2012 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. In the past, writing a letter of approval has added yet another task to the many you face. Therefore, we are hopeful that just checking one of the statements below, signing, and returning a copy of this letter will simplify the process, or just drop me an email at the address below. Either will suffice.

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 re-cost all Improvements annually.
- I approve the 2013-14 Improvement Factor proposed by the Department of Taxation.
- I do not approve the 2013-14 Improvement Factor for the following reasons:

Signed: Melanie McBride Date: 5-15-2012

From: Bruce Bartolowits
Sent: Monday, June 04, 2012 10:50 AM
To: Shirley A. Rains
Subject: FW: Improvement Factor 2012/13

From: Terry Rubald
Sent: Thursday, May 17, 2012 6:51 AM
To: Bruce Bartolowits
Subject: FW: Improvement Factor 2012/13

*Terry E. Rubald, Chief
Division of Local Government Services
1550 College Parkway, Suite 115
Carson City, NV 89701
(775) 684-2095
FAX: (775) 684-2020*

CONFIDENTIALITY STATEMENT:

This e-mail and any attachments are intended only for those to which it is addressed and may contain information which is privileged, confidential and prohibited from disclosure and unauthorized use under applicable law. If you are not the intended recipient of this e-mail, you are hereby notified that any use, dissemination, or copying of this e-mail or the information contained in this e-mail is strictly prohibited by the sender. If you have received this transmission in error, please return the material received to the sender and delete all copies from your system.

From: Linda Whalin [mailto:lwhalin@lyon-county.org]
Sent: Tuesday, May 15, 2012 10:08 AM
To: Terry Rubald
Subject: Improvement Factor 2012/13

May 15, 2012

Terry,

I approve the improvement factor proposed by the Department of Taxation.

Linda M Whalin
Lyon County Assessor



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

RENO OFFICE
4600 Kietzke Lane
Building L, Suite 235
Reno, Nevada 89502
Phone: (775) 687-9999
Fax: (775) 688-1303

BRIAN SANDOVAL
Governor

ROBERT R BARENGO
Chair, Nevada Tax Commission

WILLIAM CHISEL
Executive Director

LAS VEGAS OFFICE
Grant Sawyer Office Building, Suite 1300
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

April 05, 2012

DOROTHY FOWLER
MINERAL COUNTY ASSESSOR
P.O. BOX 400
HAWTHORNE, NV 89415

RECEIVED
APR 05 2012
State of Nevada
Department of Taxation

RECEIVED

APR 06 2012

MINERAL COUNTY ASSESSOR

Dear DOROTHY:

Please find attached the proposed Improvement Factor for the 2013-2014 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, without reference to regions. The factor is a reconciliation between change in cost in the Marshall and Swift manuals from January 2011 to January 2012 for commercial costs and from December 2010 to December 2011 for residential costs. 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.

Pursuant to NRS 361.261, the Assessors have until May 15, 2012 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. In the past, writing a letter of approval has added yet another task to the many you face. Therefore, we are hopeful that just checking one of the statements below, signing, and returning a copy of this letter will simplify the process, or just drop me an email at the address below. Either will suffice.

If you have any questions, please let me know.

Sincerely,

Terry E. Rubald

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

RECEIVED

APR 09 2012

State of Nevada
Department of Taxation

- I re-cost all Improvements annually.
[X] I approve the 2013-14 Improvement Factor proposed by the Department of Taxation.
I do not approve the 2013-14 Improvement Factor for the following reasons:

Signed: Dorothy Fowler

Date: 6 April 2012



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

RENO OFFICE
4600 Kietzke Lane
Building L, Suite 235
Reno, Nevada 89502
Phone: (775) 687-9999
Fax: (775) 688-1303

BRIAN SANDOVAL
Governor

ROBERT R BARENGO
Chair, Nevada Tax Commission

WILLIAM CHISEL
Executive Director

LAS VEGAS OFFICE
Grant Sawyer Office Building, Suite 1300
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

April 05, 2012

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

Dear SHIRLEY:

Please find attached the proposed Improvement Factor for the 2013-2014 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, without reference to regions. The factor is a reconciliation between change in cost in the Marshall and Swift manuals from January 2011 to January 2012 for commercial costs and from December 2010 to December 2011 for residential costs. 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.

Pursuant to NRS 361.261, the Assessors have until May 15, 2012 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. In the past, writing a letter of approval has added yet another task to the many you face. Therefore, we are hopeful that just checking one of the statements below, signing, and returning a copy of this letter will simplify the process, or just drop me an email at the address below. Either will suffice.

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

- I re-cost all Improvements annually.
I approve the 2013-14 Improvement Factor proposed by the Department of Taxation.
I do not approve the 2013-14 Improvement Factor for the following reasons:

Signed: [Handwritten signature of Shirley J. Matson] Date: 5-14-2012



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

RENO OFFICE
4600 Kietzke Lane
Building L, Suite 235
Reno, Nevada 89502
Phone: (775) 687-9999
Fax: (775) 688-1303

BRIAN SANDOVAL
Governor

ROBERT R BARENGO
Chair, Nevada Tax Commission

WILLIAM CHISEL
Executive Director

LAS VEGAS OFFICE
Grant Sawyer Office Building, Suite 1300
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

April 05, 2012

CELESTE HAMILTON
PERSHING COUNTY ASSESSOR
P.O. BOX 89
LOVELOCK, NV 89419

Dear CELESTE:

Please find attached the proposed Improvement Factor for the 2013-2014 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, without reference to regions. The factor is a reconciliation between change in cost in the Marshall and Swift manuals from January 2011 to January 2012 for commercial costs and from December 2010 to December 2011 for residential costs. 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.

Pursuant to NRS 361.261, the Assessors have until May 15, 2012 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. In the past, writing a letter of approval has added yet another task to the many you face. Therefore, we are hopeful that just checking one of the statements below, signing, and returning a copy of this letter will simplify the process, or just drop me an email at the address below. Either will suffice.

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

- I re-cost all Improvements annually.
[X] I approve the 2013-14 Improvement Factor proposed by the Department of Taxation.
I do not approve the 2013-14 Improvement Factor for the following reasons:

Signed: Celeste Hamilton

Date: 5-14-2012



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

RENO OFFICE
4600 Kietzke Lane
Building L, Suite 235
Reno, Nevada 89502
Phone: (775) 687-9999
Fax: (775) 688-1303

BRIAN SANDOVAL
Governor

ROBERT R BARENGO
Chair, Nevada Tax Commission

WILLIAM CHISEL
Executive Director

LAS VEGAS OFFICE
Grant Sawyer Office Building, Suite 1300
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

April 05, 2012

JANA SEDDON
STOREY COUNTY ASSESSOR
P.O. BOX 494
VIRGINIA CITY, NV 89440

Dear JANA:

Please find attached the proposed Improvement Factor for the 2013-2014 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, without reference to regions. The factor is a reconciliation between change in cost in the Marshall and Swift manuals from January 2011 to January 2012 for commercial costs and from December 2010 to December 2011 for residential costs. 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.

Pursuant to NRS 361.261, the Assessors have until May 15, 2012 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. In the past, writing a letter of approval has added yet another task to the many you face. Therefore, we are hopeful that just checking one of the statements below, signing, and returning a copy of this letter will simplify the process, or just drop me an email at the address below. Either will suffice.

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

- I re-cost all Improvements annually.
[X] I approve the 2013-14 Improvement Factor proposed by the Department of Taxation.
I do not approve the 2013-14 Improvement Factor for the following reasons:

STILL VERY HARD TO BELIEVE VALUES ARE INCREASING
AFTER THE 8% INCREASE LAST YEAR.

Signed: [Handwritten signature] Date: 4-6-12



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

RENO OFFICE
4600 Kietzke Lane
Building L, Suite 235
Reno, Nevada 89502
Phone: (775) 687-9999
Fax: (775) 688-1303

BRIAN SANDOVAL
Governor

ROBERT R BARENGO
Chair, Nevada Tax Commission

WILLIAM CHISEL
Executive Director

LAS VEGAS OFFICE
Grant Sawyer Office Building, Suite 1300
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

April 05, 2012

JOSH WILSON
WASHOE COUNTY ASSESSOR
P.O. BOX 11130
RENO, NV 89520-0027

Dear JOSH:

Please find attached the proposed Improvement Factor for the 2013-2014 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, without reference to regions. The factor is a reconciliation between change in cost in the Marshall and Swift manuals from January 2011 to January 2012 for commercial costs and from December 2010 to December 2011 for residential costs. 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.

Pursuant to NRS 361.261, the Assessors have until May 15, 2012 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. In the past, writing a letter of approval has added yet another task to the many you face. Therefore, we are hopeful that just checking one of the statements below, signing, and returning a copy of this letter will simplify the process, or just drop me an email at the address below. Either will suffice.

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 re-cost all Improvements annually.
I approve the 2013-14 Improvement Factor proposed by the Department of Taxation.
I do not approve the 2013-14 Improvement Factor for the following reasons:
SOME TAXPAYERS ARE FINDING IT DIFFICULT TO UNDERSTAND HOW IMPROVEMENT VALUES ARE INCREASING IN A DECLINING REAL ESTATE MARKET.

Signed: [Signature] Date: 4/30/12



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

RENO OFFICE
4600 Kietzke Lane
Building L, Suite 235
Reno, Nevada 89502
Phone: (775) 687-9999
Fax: (775) 688-1303

BRIAN SANDOVAL
Governor

ROBERT R BARENGO
Chair, Nevada Tax Commission

WILLIAM CHISEL
Executive Director

LAS VEGAS OFFICE
Grant Sawyer Office Building, Suite 1300
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

April 05, 2012

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

Dear ROBERT:

Please find attached the proposed Improvement Factor for the 2013-2014 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, without reference to regions. The factor is a reconciliation between change in cost in the Marshall and Swift manuals from January 2011 to January 2012 for commercial costs and from December 2010 to December 2011 for residential costs. 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.

Pursuant to NRS 361.261, the Assessors have until May 15, 2012 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. In the past, writing a letter of approval has added yet another task to the many you face. Therefore, we are hopeful that just checking one of the statements below, signing, and returning a copy of this letter will simplify the process, or just drop me an email at the address below. Either will suffice.

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

RECEIVED
APR 16 2012
State of Nevada
Department of Taxation

- I re-cost all improvements annually.
XX I approve the 2013-14 Improvement Factor proposed by the Department of Taxation.
I do not approve the 2013-14 Improvement Factor for the following reasons:

Signed: [Handwritten signature]

Date: 2-13-12