



STATE OF NEVADA
DEPARTMENT OF TAXATION

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In the Matter of:)
Approval of the 2018-2019) Golf Course Cost Tables
Supplement to Agricultural Bulletin 207)

NOTICE OF DECISION

Appearances

Chuck Bailey, representing the Local Government Services Division, appeared on behalf of the Department of Taxation.

Summary

The matter of the approval of the supplement to Bulletin No. 207, the 2018-2019 Agricultural Land Values and Open-Space Procedures consisting of golf course cost tables, came before the Nevada Tax Commission (Commission) for hearing in Carson City, Nevada, with video conferencing to Las Vegas, Nevada on October 2, 2017. The Commission reviewed the supplemental tables to Bulletin No. 207 and the report of the Department.

DECISION

The Commission, having considered all evidence and testimony pertaining to the matter, hereby adopts the 2018-2019 supplement to Agricultural Bulletin No. 207 consisting of golf course cost tables as reported by the Department for use by county assessors pursuant to NRS 361A.225(2) and NAC 361A.310 through 361A.440.

BY THE NEVADA TAX COMMISSION THIS 11th DAY OF OCTOBER, 2017.

Deonne E. Contine
Deonne Contine, Executive Director

cc: County Assessors
William McKean, Chief Deputy Attorney General

**Nevada Department of Taxation
Golf Course Cost Tables
2018-2019**

Addendum to 2018-2019 Agricultural Bulletin

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

M&S LOCAL COST MULTIPLIER--S	
SECTION 99 PAGE 8	01/2017
NEVADA	1.11
CARSON CITY	1.10
CHURCHILL	1.02
CLARK	1.13
DOUGLAS	1.10
ELKO	1.12
ESMERALDA	0.95
EUREKA	1.12
HUMBOLDT	1.12
LANDER	1.12
LINCOLN	1.02
LYON	0.95
MINERAL	1.02
NYE	0.95
PERSHING	1.02
STOREY	1.12
TAHOE	1.22
WASHOE	1.10
WHITE PINE	1.02

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

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

**Nevada Department of Taxation
Golf Course Cost Tables
2018-2019**

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COST RANGE PER HOLE		M&S CURRENT GCM* = 1.01		
01/2017		QUALITY		
POINTS	CLASS	L	M	H
0	I	72,970	86,480	99,990
301	II	104,030	126,250	148,470
451	III	150,490	186,350	222,200
541	IVS	227,250	295,430	363,600
611	IVG	326,230	415,110	503,990
651	IVE	638,320	819,620	1,000,910

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

COST RANGE PER HOLE		M&S SECTION 67 PAGE 1 12/2015		
		QUALITY		
POINTS	CLASS	L	M	H
0	I	72,250	85,625	99,000
301	II	103,000	125,000	147,000
451	III	149,000	184,500	220,000
541	IVS	225,000	292,500	360,000
611	IVG	323,000	411,000	499,000
651	IVE	632,000	811,500	991,000

COMPONENT COSTS PER HOLE 01/2017 WITH M&S GCM = 1.01	LOW COST		MEDIUM		HIGH COST	
	I	II	III	IVS	IVG	IVE
STORM DRAINS	4,620	13,435	20,100	42,220	58,835	93,175
BRIDGES, RAILINGS, TUNNELS	1,685	5,860	8,435	13,230	14,445	23,635
WATER FEATURES	5,860	16,060	29,595	45,450	58,835	149,480

COMPONENT COSTS PER HOLE 12/2015 M&S SEC 67 PG 1	LOW COST		MEDIUM		HIGH COST	
	I	II	III	IVS	IVG	IVE
STORM DRAINS	4,575	13,300	19,900	41,800	58,250	92,250
BRIDGES, RAILINGS, TUNNELS	1,670	5,800	8,350	13,100	14,300	23,400
WATER FEATURES	5,800	15,900	29,300	45,000	58,250	148,000