ITEM VI - DEPARTMENT PRESENTATIONS

March 23 2026
SBE Meeting Materials

ITEM VI. 1 - PROPERTY TAX TIMELINE, HEARING GUIDELINES

PROPERTY TAX TIMELINE
2026 CALENDAR YEAR

	2025-2026 FISCAL YEAR						2026-2027 FISCAL YR					
	Jan	**Feb**	**Mar**	**April**	**May**	**June**	**July**	**Aug**	**Sept**	**Oct**	**Nov**	**Dec**
Discovery, List, Valuation - Secured Roll	**NRS 361.310(1):** **26-27** Secured Roll is Published **NRS 361.310(2):** Changes may be made to **26-27** Secured Roll	**NRS 361.310(2):** Changes that occur before **July 1** may be made to **26-27** Secured Roll for certain specified reasons.					**NRS 361.260(1):** Property on **26-27** Secured Roll is Assessed; the lien date is **July 1, 2026**					**NRS 361.300 (6)(a):** Publish List of all taxpayers on the **27-28** Secured Roll on or before **Dec 18**
	NAC 361.128(1)(b)(1): **27-28 Secured** Roll - Use Marshall/Swift published **Jan. 2026** for improvement values on **27-28** secured roll	**NRS 361.260(1):** **27-28** Secured Roll Work year begins. Improvement costs based on Marshall/Swift in **Jan. 2026**	**NRS 361.318:** Reports for centrally-assessed properties are due **March 31** for the **27-28** secured roll (lien date **July 1, 2027**).		Department publishes Personal Property Manual for the **27-28** Secured and Unsecured Rolls.	**NRS 361.155:** Claims for personal tax exemptions must be filed by **June 15**. **NRS 361A.110:** Applications for ag designation due **June 1**				**NRS 361.320(1):** NTC establishes centrally-assessed values for **27-28** Secured Roll and **26-27** Unsecured Roll.		**NRS 361.310(2):** **27-28** Roll Closes on day list is delivered for publication.
			NRS 361.260(5): NTC adopts improvement factors for **27-28** Secured and Unsecured Roll.		Department publishes Ratio Study for property on **26-27** Secured and **25-26** Unsecured Rolls.		**NRS 361.260(7):** **27-28** Land values are established based on sales occuring before **July 1, 2026**			**NRS 361.310(4):** Log of all changes made to **26-27** Secured Roll delivered to Department by **Oct. 31.**		
Discovery, List, Valuation - Unsecured Roll	**NRS 361.260(1):** Continuing discovery and placement of unsecured real or personal property on **25-26** Unsecured roll. It must have been in existence in county on **July 1, 2025.**			**NRS 361.260(1):** Continuing discovery and placement of unsecured real or personal property on **25-26** Unsecured roll. It must have been in existence in county on **July 1, 2025.** **25-26** Unsecured Roll closes **April 30**.	**NRS 361.260(1):** **26-27** Unsecured Roll Work Year begins. Lien date is **July 1, 2026.**		**NRS 361.260(1):** Property on **26-27** Unsecured Roll is Assessed; the lien date is **July 1, 2026.**					
							NRS 361.265(3): Declarations of personal property due by **July 31** for the **26-27** Unsecured Roll.	**NRS 361.265(3):** Declarations sent to taxpayers after **July 15** have to be returned within 15 days.				
Collection	**NRS 361.483(5):** 3rd installment of taxes due on first Monday in January for **25-26 Secured** Roll (Lien date **July 1, 2025**).		**NRS 361.483(5):** 4th installment of taxes due on first Monday in March for **25-26** Fiscal Year (Lien date **July 1, 2025**).					**NRS 361.483(5):** 1st installment due on 3rd Monday in August for **26-27 Secured** Roll; and certain personal property on **25-26 Unsecured** Roll. (Lien date **July 1, 2026**)		**NRS 361.483(5):** 2nd installment due on 1st Monday in October for **26-27** Secured Roll; and certain personal property on **25-26** Unsecured Roll. (Lien date **July 1, 2026**)	**NRS 361.320(9):** **25-26** Unsecured Centrally assessed private carlines, unsecured, PET billed	**NRS 361.320(9):** **26-27** Unsecured Centrally-assessed taxes are due by **Dec. 15**.

PROPERTY TAX TIMELINE
2026 CALENDAR YEAR

	2025-2026 FISCAL YEAR						2026-2027 FISCAL YR					
	Jan	**Feb**	**Mar**	**April**	**May**	**June**	**July**	**Aug**	**Sept**	**Oct**	**Nov**	**Dec**
Appeal	**NRS 361.356(1) & NRS 361.357(1):** Appeals of values on **26-27** Secured may be made to County Board of Equalization by **January 15, 2026**.	**NRS 361.360 (3):** Appeals of values on **25-26** Unsecured Roll made after **December 15, 2025** but before **April 30, 2026** may be heard by SBE if filed prior to **May 15, 2026**.										
	NRS 361.355(2): Appeals of values placed on **25-26** Unsecured Roll between **May 1, 2025** and **December 15, 2025** may go to CBE	**NRS 361.340(10):** CBE ends on **February 28, 2026** for appeals of values on the **26-27** Secured and **25-26** Unsecured Rolls.	**NRS 361.380(1):** SBE session begins on 4th Monday for **26-27** Secured Roll direct from NTC and appeals from CBE. Appeals from CBE must be filed by **March 10, 2026**.		**NRS 362.135:** NPM appeals for **2025** calendar year generally must be filed by **May 20, 2026**.						**NRS 361.380(1):** SBE concludes hearings by Nov. 1 for the **26-27** Secured Roll and **25-26** Unsecured Roll.	
	NAC 361.7012(5): Direct appeals to SBE of NTC certified values for **26-27** must be filed by **January 15, 2026**. Mining properties must be directly appealed to SBE.		**NRS 361.390 (1):** **26-27** Tax roll filed with SBE on or before **March 10, 2026**.	**NRS 361.340(11):** CBE may reconvene for matters remanded by the SBE.			**NRS 361.340(11):** CBE may reconvene for matters remanded by the SBE.					
	NRS 361A.273(1): Appeals of conversions from ag land designation occurring between **July 1, 2025** and **December 15, 2025** may go to CBE.	**NRS 361A.273(2):** Appeals of conversions from ag land designation occurring between **December 16, 2025** and **July 1, 2026** may go to SBE if filed prior to **July 15, 2026**.										
Budget	**NRS 361.390** Assessor (and Department) to file preliminary segregation report for **26-27** year prior to **Jan. 31**	**NRS 360.690:** Department to provide preliminary revenue projections for **26-27** year to local governments by **Feb. 15**	**NRS 361.390** Assessor files final segregation report prior to **March 5**. Dept. provides final revenue projections to local govts by **March 15**; abatement reports by **March 25**; Taxpayers file net proceeds revenue projection reports on **March 1** **(NRS 362.115)**	**NRS 362.115:** Dept reports to counties by **March 15**. **NRS 354.596:** Tentative budget filed to Dept by **April 15**.	**NRS 354.596:** Budget hearings for **26-27** year held 3rd week to end of May for local jurisdictions	**NRS 354.598:** Final budget adopted by local governments by **June 1** (**June 8** for school districts); **NRS 361.455:** Tax rates adopted by NTC **June 25**; Abatement Summary Report for **25-26** Unsecured Roll due **June 1**	**NRS 387.1235:** Department to provide estimate of local funds available to school districts to Dept. of Education by **July 15**.		**NAC 361.609** Abatement summary report due from treasurers for **26-27** Secured Roll			

NEVADA DEPARTMENT OF TAXATION

STATE BOARD OF EQUALIZATION

STATE BOARD OF EQUALIZATION HEARING GUIDELINES 2026-2027

State Board of Equalization
Hearing Guidelines
2026-2027

Department of Taxation
Division of Local Government Services
3850 Arrowhead Drive
Carson City, NV 89706
Phone 775.684.2100

March 2026

Table of Contents

Page

TIMELINES

Property Tax Timeline……2
2026-27 Secured and 2025-26 Unsecured Roll……4

HEARING PROCEDURES

Appeals from County Board Of Equalization or Direct Appeals ……6
Establishing the Record: Quick Reference Guide ……....8

APPEAL FORMS

Form List……..……13
Form 5101SBE, Taxpayer Petition for Appeal from Decision of County Board…..14
Form 5102SBE, Taxpayer Petition for Direct Appeal……16
Form 5103SBE, Assessor Petition for Appeal from Decision of County Board……18
Form 5104SBE, Assessor or Department Petition for Direct Appeal…..……..20
Form 51015SBE, Agent Authorization Form……..22
Petition Withdrawal Form ……...24

APPEAL PROCESS

Steps in Appeal from Decision of County Board of Equalization……26
Steps in Cases in which the State Board must decide jurisdiction……....27
Steps in Direct Appeals……....29
Preparing the Record……30
Recording and Marketing Exhibits……..32

EXAMPLES OF DIFFERENT CASE TYPES

Sufficient Evidence to Overturn Assessor ……..……34
Insufficient Evidence to Overturn Assessor ……..……..36
No appearance, presumption Assessor's value is correct ……..……..38
Centrally Assessed Property Economic Obsolescence ……..……..40
Agricultural Designation – Use ……..……42
Double taxation ……..……44
No jurisdiction due to late filing ……..……...47
No jurisdiction due to failure to first appear at CBE ……..…49
Request for reconsideration...……..…51
Remand to develop the Record ……..…53
Uphold CBE in finding of no jurisdiction ……..…55
Stipulated Agreements ……...57

STATUTES AND REGULATIONS

Internet links to Statutes, Regulations, and Attorney General Manuals.....…60

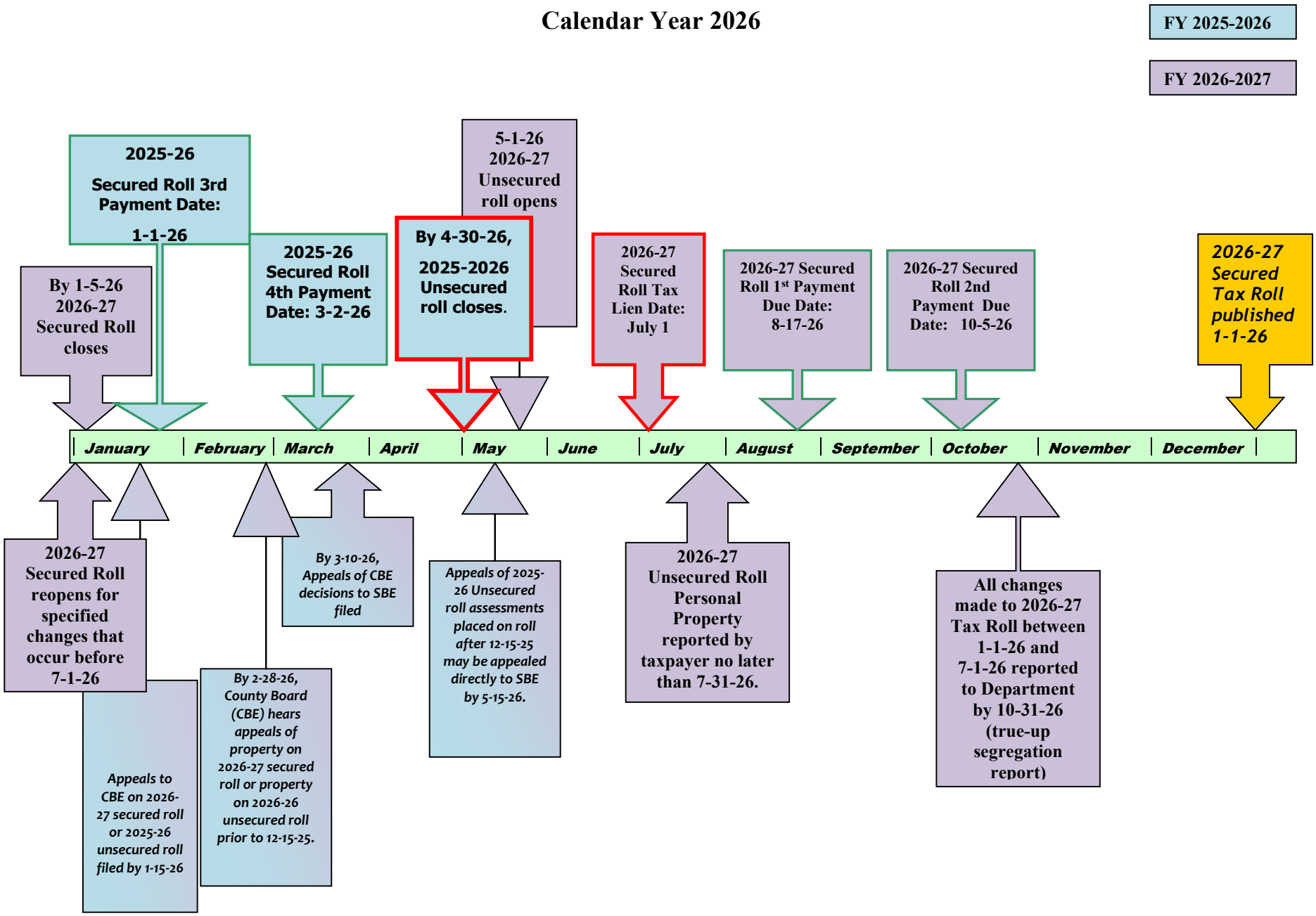
Timelines

PROPERTY TAX TIMELINE
2026 CALENDAR YEAR

	2025-2026 FISCAL YEAR						2026-2027 FISCAL YR					
	Jan	**Feb**	**Mar**	**April**	**May**	**June**	**July**	**Aug**	**Sept**	**Oct**	**Nov**	**Dec**
Discovery, List, Valuation - Secured Roll	**NRS 361.310(1):** **26-27** Secured Roll is Published **NRS 361.310(2):** Changes may be made to **26-27** Secured Roll	**NRS 361.310(2):** Changes that occur before **July 1** may be made to **26-27** Secured Roll for certain specified reasons.					**NRS 361.260(1):** Property on **26-27** Secured Roll is Assessed; the lien date is **July 1, 2026**					**NRS 361.300 (6)(a):** Publish List of all taxpayers on the **27-28** Secured Roll on or before **Dec 18**
	NAC 361.128(1)(b)(1): **27-28 Secured** Roll - Use Marshall/Swift published **Jan. 2026** for improvement values on **27-28** secured roll	**NRS 361.260(1):** **27-28** Secured Roll Work year begins. Improvement costs based on Marshall/Swift in **Jan. 2026**	**NRS 361.318:** Reports for centrally-assessed properties are due **March 31** for the **27-28** secured roll (lien date **July 1, 2027**).		Department publishes Personal Property Manual for the **27-28** Secured and Unsecured Rolls.	**NRS 361.155:** Claims for personal tax exemptions must be filed by **June 15**. **NRS 361A.110:** Applications for ag designation due **June 1**				**NRS 361.320(1):** NTC establishes centrally-assessed values for **27-28** Secured Roll and **26-27** Unsecured Roll.		**NRS 361.310(2):** **27-28** Roll Closes on day list is delivered for publication.
			NRS 361.260(5): NTC adopts improvement factors for **27-28** Secured and Unsecured Roll.		Department publishes Ratio Study for property on **26-27** Secured and **25-26** Unsecured Rolls.		**NRS 361.260(7):** **27-28** Land values are established based on sales occuring before **July 1, 2026**			**NRS 361.310(4):** Log of all changes made to **26-27** Secured Roll delivered to Department by **Oct. 31.**		
Discovery, List, Valuation - Unsecured Roll	**NRS 361.260(1):** Continuing discovery and placement of unsecured real or personal property on **25-26** Unsecured roll. It must have been in existence in county on **July 1, 2025.**			**NRS 361.260(1):** Continuing discovery and placement of unsecured real or personal property on **25-26** Unsecured roll. It must have been in existence in county on **July 1, 2025.** **25-26** Unsecured Roll closes **April 30**.	**NRS 361.260(1):** **26-27** Unsecured Roll Work Year begins. Lien date is **July 1, 2026.**		**NRS 361.260(1):** Property on **26-27** Unsecured Roll is Assessed; the lien date is **July 1, 2026.**					
							NRS 361.265(3): Declarations of personal property due by **July 31** for the **26-27** Unsecured Roll.	**NRS 361.265(3):** Declarations sent to taxpayers after **July 15** have to be returned within 15 days.				
Collection	**NRS 361.483(5):** 3rd installment of taxes due on first Monday in January for **25-26 Secured** Roll (Lien date **July 1, 2025**).		**NRS 361.483(5):** 4th installment of taxes due on first Monday in March for **25-26** Fiscal Year (Lien date **July 1, 2025**).					**NRS 361.483(5):** 1st installment due on 3rd Monday in August for **26-27 Secured** Roll; and certain personal property on **25-26 Unsecured** Roll. (Lien date **July 1, 2026**)		**NRS 361.483(5):** 2nd installment due on 1st Monday in October for **26-27** Secured Roll; and certain personal property on **25-26** Unsecured Roll. (Lien date **July 1, 2026**)	**NRS 361.320(9):** **25-26** Unsecured Centrally assessed private carlines, unsecured, PET billed	**NRS 361.320(9):** **26-27** Unsecured Centrally-assessed taxes are due by **Dec. 15**.

	PROPERTY TAX TIMELINE 2026 CALENDAR YEAR											
	2025-2026 FISCAL YEAR						2026-2027 FISCAL YR					
	Jan	**Feb**	**Mar**	**April**	**May**	**June**	**July**	**Aug**	**Sept**	**Oct**	**Nov**	**Dec**
Appeal	**NRS 361.356(1) & NRS 361.357(1):** Appeals of values on **26-27** Secured may be made to County Board of Equalization by **January 15, 2026**.	**NRS 361.360 (3):** Appeals of values on **25-26** Unsecured Roll made after **December 15, 2025** but before **April 30, 2026** may be heard by SBE if filed prior to **May 15, 2026**.										
	NRS 361.355(2): Appeals of values placed on **25-26** Unsecured Roll between **May 1, 2025** and **December 15, 2025** may go to CBE	**NRS 361.340(10):** CBE ends on **February 28, 2026** for appeals of values on the **26-27** Secured and **25-26** Unsecured Rolls.	**NRS 361.380(1):** SBE session begins on 4th Monday for **26-27** Secured Roll direct from NTC and appeals from CBE. Appeals from CBE must be filed by **March 10, 2026**.		**NRS 362.135:** NPM appeals for **2025** calendar year generally must be filed by **May 20, 2026**.						**NRS 361.380(1):** SBE concludes hearings by Nov. 1 for the **26-27** Secured Roll and **25-26** Unsecured Roll.	
	NAC 361.7012(5): Direct appeals to SBE of NTC certified values for **26-27** must be filed by **January 15, 2026**. Mining properties must be directly appealed to SBE.		**NRS 361.390 (1):** **26-27** Tax roll filed with SBE on or before **March 10, 2026**.	**NRS 361.340(11):** CBE may reconvene for matters remanded by the SBE.			**NRS 361.340(11):** CBE may reconvene for matters remanded by the SBE.					
	NRS 361A.273(1): Appeals of conversions from ag land designation occurring between **July 1, 2025** and **December 15, 2025** may go to CBE.	**NRS 361A.273(2):** Appeals of conversions from ag land designation occurring between **December 16, 2025** and **July 1, 2026** may go to SBE if filed prior to **July 15, 2026**.										
Budget	**NRS 361.390** Assessor (and Department) to file preliminary segregation report for **26-27** year prior to **Jan. 31**	**NRS 360.690:** Department to provide preliminary revenue projections for **26-27** year to local governments by **Feb. 15**	**NRS 361.390** Assessor files final segregation report prior to **March 5**. Dept. provides final revenue projections to local govts by **March 15**; abatement reports by **March 25**; Taxpayers file net proceeds revenue projection reports on **March 1** **(NRS 362.115)**	**NRS 362.115:** Dept reports to counties by **March 15**. **NRS 354.596:** Tentative budget filed to Dept by **April 15**.	**NRS 354.596:** Budget hearings for **26-27** year held 3rd week to end of May for local jurisdictions	**NRS 354.598:** Final budget adopted by local governments by **June 1** (**June 8** for school districts); **NRS 361.455:** Tax rates adopted by NTC **June 25**; Abatement Summary Report for **25-26** Unsecured Roll due **June 1**	**NRS 387.1235:** Department to provide estimate of local funds available to school districts to Dept. of Education by **July 15**.		**NAC 361.609** Abatement summary report due from treasurers for **26-27** Secured Roll			

Secured and Unsecured Roll Timeline



Hearing Procedures

Hearing Procedures
Nevada State Board of Equalization

Appeals from County Boards of Equalization or Direct Appeals

1. Identify date, docket number, and title of appeal or case.

2. Summarize appeal and nature of case.

3. Identify Board members, staff; request appearances of parties.
   Ask attorney or person represented to identify him/herself.
   - Name
   - Business address (or ask if address is on attendee sheet)
   - Party he or she represents

4. Specify transcription procedures.

5. Request all witnesses who will testify to stand and raise their right hand; the oath is administered by Board attorney:

   "Do each of you swear or affirm the testimony you will give in this matter will be the truth, the whole truth and nothing but the truth under penalty of perjury?"

   Note for the record that all witnesses have answered in the affirmative, and remind counsel that it is their obligation to ensure each witness has been properly sworn, and reminded of their oath prior to testifying.

6. Secretary to the State Board or representative calls the case; summarizes case type.

7. Assessor or Department identifies the property.

8. Motions or preliminary matters for consideration.

9. Confidentiality issues – exhibits or testimony.

10. Opening statements at discretion of Board – petitioner followed by respondent.

11. Petitioner or his counsel may proceed with their evidence and testimony;

    15 minutes for appellant; 15 minutes for rebuttal and to present case by respondents; 5 minutes for appellant rebuttal. These times may be longer if this is an original hearing pursuant to NAC 361.733.

12. Respondent or his counsel may proceed with their evidence and testimony.

13. Petitioner or his counsel present rebuttal evidence.

14. Within reason, and at the discretion of the Board, the Respondent presents surrebuttal evidence.

15. Confirm exhibits presented and admitted/denied.

16. Petitioner closing argument.

17. Respondent closing argument.

18. Close evidentiary presentation. At Board's discretion, allow parties to submit briefs and proposed findings of fact and conclusions of law.

19. Discussion of case among Board members.

20. At its discretion, the Board may:
    a. entertain motions to resolve the case, or
    b. take case under advisement

21. Adjourn.

Motions to Reconsider pursuant to NAC 361.7475

1. Secretary to the State Board or representative calls the case.

2. Chairman requests standard for determining motion; Deputy Attorney General provides standard.

3. Chairman asks if Board members have questions of Deputy AG

4. Presentation of case, Steps 9-21 above.

If Taxpayer is not present for Appeal Hearing:

At Step 6, ask Secretary to State Board or representative to state whether Taxpayer received notice.

Note for the record that the State Board has determined it will proceed with the case pursuant to NRS 361.385 and NAC 361.708.

Note for the record that the Petitioner has the burden of proof. NAC 361.741; NAC 361.735

Note for the record that the State Board has reviewed the evidence in the file.

Proceed to Steps 18-21.

If County Board did not take jurisdiction:

Note for the record that the question before the State Board is whether the County Board had sufficient evidence before it to come to the conclusion to not take jurisdiction. Proceed to Steps 7-21, but limited to the question of whether there was sufficient evidence before the County Board to rule as it did.

Establishing the Record
For Findings of Fact, Conclusions of Law

Quick Reference Guide

Identification of Parties

1. Who is appearing on behalf of the Petitioner?

2. Who is appearing on behalf of the Respondent?

3. If no one is appearing, what is in the written record to show the proceeding can go forward?

   These types of questions are addressed to the parties and/or to your AG or staff.

Authority of Board

1. Does the Board have jurisdiction to hear the case?
   a. Mandated by which NRS? (What is this case about and how is the Board entitled to decide it?)
   b. Was the appeal filed timely?

2. Why does the State Board have authority to determine taxable values?

   These types of questions are addressed to the parties and/or to your AG or staff.

Due Process: Notification

1. Were the parties given adequate, proper, and legal notice of the time and place of the hearing?

2. Was the matter properly noticed pursuant to the NRS 241.020 and the regulations of the Board?

   These types of questions are addressed to your AG or staff.

Scope of Review – Appeals from County Boards

Ask your AG for the appropriate standard for review. Here are a few examples:

1. Was there relevant evidence that supports a conclusion? What was that evidence?

2. Was the record as a whole considered? ("I have considered the record as a whole and find. (Itemize) . . . ."

3. Was the evidence credible? ("I find this evidence to be credible because. . .")

4. Who is required to establish value? (Important when the Department is involved).

5. Did the County Board make a finding that was clearly erroneous?

6. Did the County Board make a finding that was arbitrary, capricious or an abuse of discretion?

7. Did the County Board make a finding that is in violation of the constitutional or statutory provisions?

Scope of Review – for Direct Appeals

Ask your AG for the appropriate standard for review. Here are a few examples:

1. Was there relevant evidence that supports a conclusion? What was that evidence? (If the value is "reasonable," state why it is reasonable.)

2. Was the record as a whole considered? ("I have considered the record as a whole and find. . . . ."

3. Was the evidence credible? ("I find this evidence to be credible because. . .")

4. Was there a preponderance of evidence? ("Although the respondent has provided some information, I find that petitioner's evidence is persuasive and shows . . . . ")

5. Who is required to establish value? (Important when the Department/Commission is involved). What are the steps necessary to certify value?

Do's and Don't's in making a decision

1. Avoid statements that begin "It seems. . ." or "It appears. . . ."

2. State the fact and the evidence which supports the fact.

   "Taxable value was incorrectly calculated because the Assessor used the wrong square footage. Although the cost per square foot is correct as shown on page 10, the cost was applied to an incorrect amount. The house is actually 1,200 square feet according to the record at page 23, but the Assessor used 1,500 square feet."

3. If possible, make reference to the statute or court decision, or ask your AG or staff to include the reference in the written decision.

Examples of Typical Questions

These examples are NOT COMPREHENSIVE, but are illustrative only. Questions depend on the type and amount of evidence provided by the parties.

Sample questions for the Assessor; these may already be in the record submitted by the Assessor. If not, ask.

1. Describe the parcel. Include the parcel size, shape, zoning, location, land use, brief

description of the improvements, and total taxable and assessed value.

2. Name the tax roll and the year under discussion (i.e., 2025-26 Secured Tax Roll; the prior year "reopened or supplemental" roll or the prior year 2024-25 Unsecured Tax Roll).

3. Was this parcel reappraised this year? If not, what land and improvement factors were applied?

4. Were the land and improvement factors approved by the Tax Commission?

5. How was the base-lot value or comparative unit value determined for the area in which the subject parcel lies? Provide the initial sales data that was used.

6. What are the principle characteristics of the neighborhood?

7. What adjustments, if any, were made to the base-lot value or comparative unit value to account for differences in the subject property from the base lot or comparative unit?

8. How was the amount of the adjustment determined?

9. NRS 361.260(7) states that an assessor cannot use sales to develop the initial land value after July 1 (of the previous year). Did the assessor comply with this requirement?

10. Were there any sales between July 1 of the prior year and January 1 of this year which show trends supporting the initial land value determined for subject parcel?

11. Was Marshall-Swift used to determine the improvement values?

12. What multipliers and modifiers (i.e., regional cost multiplier, climate, seismic, resort, hillside modifiers) in Marshall-Swift were used in valuing this property?

13. What is the quality class assigned to the building?

14. What is the occupancy code assigned to the building?

15. Did you consider the information supplied by the taxpayer?

Sample questions for the Taxpayer

1. Are you appealing the land value, the improvement value, or both?

2. What sales do you have that would show the taxable value of the land exceeds full cash value?

3. What evidence do you have that the Marshall-Swift Costing manual was inappropriately used?

4. Why do you disagree with the value established by the Assessor?

5. The comparable sales used by the Assessor have certain characteristics. Explain in detail why these sales are not comparable, and why the sales you have are more comparable.

Other Examples of Typical Questions

These examples are NOT COMPREHENSIVE, but are illustrative only. Questions depend on the type and amount of evidence provided by the parties.

1. Exemptions / Deductions / Deferments

Has the Petitioner clearly demonstrated a right to an exemption or deduction? For instance:

Agricultural use

"The statutes and NACs require that the real property be used as a business venture for profit, and must produce a gross income of $5,000 in the last year. On page 10 of the record, there is Exhibit 2 which is Schedule F for the IRS. The schedule shows $5,000 was reported last year. I find this evidence to be credible and sufficient to show agricultural use."

Net proceeds

"The statutes and NACs require that net proceeds be calculated by subtracting from the gross yield of a mine certain allowed deductions for costs incurred during the reporting period, and none other. On page 10 of the record, Exhibit 5 shows a deduction for payroll for employees who worked at the mine to extract ore during the year in question. This evidence is sufficient to show an allowable deduction."

2. How was taxable value established?

What steps did the Department or county assessor go through to arrive at taxable value?

"NRS 361.227 requires that depreciation be subtracted from replacement cost new at the rate of 1.5% per year. Please show me where replacement cost was calculated and how depreciation was applied."

3. How was fair market value established?

"The property is an income-producing property. NRS provides for an income approach to be used to estimate fair market value. Please show me how the income stream and cap rate were developed."

Appeal Forms

Appeal Forms

The State Board of Equalization adopted the following forms to file in appeals of county board decisions and in direct appeals:

- Form 5101SBE Taxpayer Petition for Appeal from the Decision of the County Board of Equalization (Revised 12/16/2025)
- Form 5102SBE Taxpayer Petition for Direct Appeal to the State Board of Equalization (Revised 12/16/2025)
- Form 5103SBE Assessor Petition for Appeal from the Decision of the County Board of Equalization (Revised 12/16/2025)
- Form 5104SBE Assessor/ Department Petition for Appeal from the Decision of the County Board of Equalization or Direct Appeal (Revised 12/16/2025)
- Form 5105SBE Agent Authorization Form (Revised 12/16/2025) Form 5106SBE Withdrawal Form (Revised 12/16/2025)

No adjustments may be made to the approved size (8 ½" x 11").

The most current forms may be found on the Department of Taxation's website at

https://tax.nv.gov/boards-meetings/#Taxpayer_Appeal_Forms

The download link to each individual form is under the Taxpayer Appeal Forms drop down menu.

Nevada State Board of Equalization

Taxpayer Petition for Appeal from the Decision of the County Board of Equalization

If you have questions about this form or the appeal process, please call: (775) 684-2160.
Email completed form to: stateboard@tax.state.nv.us by 5:00 p.m. March 10, 2026.
Mail to: State Board of Equalization, 3850 Arrowhead Drive, Carson City, NV, 89706. POSTMARK by 5:00 p.m. March 10, 2026.

Please Print or Type:

Part A. PROPERTY OWNER AND PETITIONER INFORMATION

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL:					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A):				*TITLE*	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX)				*EMAIL ADDRESS:*	
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

Part B. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner if an entity and not a natural person. Natural persons may skip Part B.

☐ Sole Proprietorship ☐ Trust ☐ Corporation
☐ Limited Liability Company (LLC) ☐ General or Limited Partnership ☐ Government or Governmental Agency
☐ Other, please describe: _____

The organization described above was formed under the laws of the State of _____.

The organization described above is a non-profit organization. ☐ Yes ☐ No

Part C. RELATIONSHIP OF PETITIONER TO PROPERTY OWNER IN PART A

Check box which best describes the relationship of Petitioner to Property Owner: ☑ Additional information may be necessary.

☐ Self ☐ Trustee of Trust ☐ Employee of Property Owner
☐ Co-owner, partner, managing member ☐ Officer of Company
☐ Employee or Officer of Management Company
☐ Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property
☐ Other, please describe: _____

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS	*STREET/ROAD*	*CITY (IF APPLICABLE)*	*COUNTY*

2. Enter Applicable APN or Account Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN)	*ACCOUNT NUMBER*

3. Does this appeal involve multiple parcels? Yes ☐ No ☐ ***List multiple parcels on a separate, letter-sized sheet.***

If yes, enter number of parcels:		Multiple parcel list is attached. ☐

4. Check Property Use Type: ☑

☐ Vacant Land ☐ Mobile Home (Not on foundation) ☐ Mining Property
☐ Residential Property ☐ Commercial Property ☐ Industrial Property
☐ Multi-Family Residential Property ☐ Agricultural Property ☐ Personal Property
☐ Possessory Interest in Real or Personal property

5. Check Year and Roll Type of Assessment being appealed: ☑

☐ 2026-2027 Secured Roll ☐ 2025-2026 Unsecured Roll ☐ 2025-2026 Supplemental Roll
☐ 2026-2027 Centrally-assessed Roll ☐ 2025-2025 Net Proceeds Roll

Other years being appealed: _____
Be prepared to cite the legal authority, if any, that permits the State Board to consider appeals of taxable value from prior years.

Part E. VALUE OF PROPERTY

	As established by County Board of Equalization		**Property Owner:** ***What is the value you seek? Write N/A on each line for values which are not being appealed.***	
Property Type	**Taxable Value**	**Assessed Value**	**Taxable Value**	**Assessed value**
Land				
Buildings				
Personal Property				
Total				

For Clerk Use Only:

Part F. TYPE OF APPEAL

Check box which best describes the authority of the State Board to take jurisdiction to hear the appeal.

- ☐ NRS 361.360(1); NRS 361.400(2): The value of real or personal property is being appealed; the Petitioner is aggrieved at the action of the County Board or the failure of the County Board to equalize resulting in overvaluation of property or undervaluation or non-assessment of other property.
- ☐ NRS 361A.240(2)(b): The under-or-over valuation of open-space use property is being appealed
- ☐ NRS 361A.273(1): This is an appeal of a determination that agricultural property has been converted to a higher use and for valuations for deferred tax years; the notice of conversion from the assessor was received after July 1 and before December 16 and the appeal was heard by the County Board..
- ☐ NRS 361.360(1); NAC 361.747(2)(c): The property was denied an exemption that is allowed by law. If so, describe the applicable exemption:

_____

- ☐ Other reason, please describe. _____

Part G. ATTACH A BRIEF STATEMENT OR LETTER DESCRIBING THE ISSUES AND CONTENTIONS IN THIS APPEAL.

Part H. COUNTY APPEAL INFORMATION

County in which appeal was heard:	**County Case Number:**	**Date Heard by County:**

VERIFICATION

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. If Part I below is completed, I further certify I have authorized each agent named therein to represent the Property Owner as stated and I have the authority to appoint each agent named in Part I.

▶ _____ _____

Petitioner Signature | Title

_____ _____

Print Name of Signatory | Date

Part I. AUTHORIZATION OF AGENT

Complete this section only if an agent, including an attorney, has been appointed to represent the Property Owner/Petitioner in proceedings before the State Board. List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

I hereby authorize the agent whose name and contact information appears below to file a petition to the Nevada State Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition. I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the Nevada State Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part D(5) of this Petition.

Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT:			*TITLE:*		
AUTHORIZED AGENT COMPANY, IF APPLICABLE:			*EMAIL ADDRESS:*		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

Authorized Agent must check each applicable statement and sign below.

- ☐ **I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.**
- ☐ **I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the State Board subject to the requirements of NRS 361.362 and the limitations contained in the Agent Authorization Form to be separately submitted.**

▶ _____ _____

Authorized Agent Signature | Title

_____ _____

Print Name of Signatory | Date

Nevada State Board of Equalization

Taxpayer Petition for DIRECT Appeal

If you have questions about this form or the appeal process, please call: (775) 684-2160.
Email completed form to: stateboard@tax.state.nv.us.
Mail to: State Board of Equalization, 3850 Arrowhead Dr., Carson City, NV, 89706.

Please Print or Type:

Part A. PROPERTY OWNER AND PETITIONER INFORMATION

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL:					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER)				*TITLE*	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX)				*EMAIL ADDRESS:*	
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

Part B. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner if an entity and not a natural person. Natural persons may skip Part B.

☐ Sole Proprietorship ☐ Trust ☐ Corporation
☐ Limited Liability Company (LLC) ☐ General or Limited Partnership ☐ Government or Governmental Agency
☐ Other, please describe: _____

The organization described above was formed under the laws of the State of _____.

The organization described above is a non-profit organization. ☐ Yes ☐ No

Part C. RELATIONSHIP OF PETITIONER TO PROPERTY OWNER IN PART A

Check box which best describes the relationship of Petitioner to Property Owner: ☑ Additional information may be necessary.

☐ Self ☐ Trustee of Trust ☐ Employee of Property Owner
☐ Co-owner, partner, managing member ☐ Officer of Company
☐ Employee or Officer of Management Company
☐ Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property
☐ Other, please describe: _____

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS	*STREET/ROAD*	*CITY (IF APPLICABLE)*	*COUNTY*

2. Enter Applicable APN or Account Number from Assessment Notice or Tax Bill:

ASSESSOR'S PARCEL NUMBER (APN)	*ACCOUNT NUMBER*	*PROPERTY IDENTIFICATION NUMBER (PIN)-MINES*

3. Does this appeal involve multiple parcels? Yes ☐ No ☐ ***List multiple parcels on a separate, letter-sized sheet.***

If yes, enter number of parcels:		Multiple parcel list is attached. ☐

4. Check Property Type: ☑

☐ Vacant Land ☐ Mobile Home (Not on foundation) ☐ Mining Property
☐ Residential Property ☐ Commercial Property ☐ Industrial Property
☐ Multi-Family Residential Property ☐ Agricultural Property ☐ Personal Property
☐ Possessory Interest in Real or Personal Property

5. Check Year and Roll Type of Assessment Being Appealed: ☑

☐ 2026-2027 Secured Roll ☐ 2025-2026 Unsecured Roll ☐ 2025-2026 Supplemental Roll
☐ 2026-2027 Centrally-Assessed Roll ☐ 2025-2026 Net Proceeds Roll

Other years being appealed: _____

Be prepared to cite the legal authority, if any, that permits the State Board to consider appeals of taxable value from prior years.

Part E. VALUE OF PROPERTY

	As established by County Assessor or Department of Taxation		Property Owner: *What is the value you seek? Write N/A on each line for values which are not being appealed.*	
Property Type	**Taxable Value**	**Assessed Value**	**Taxable Value**	**Assessed value**
Land				
Buildings				
Personal Property				
Possessory interest in real property				
Centrally-assessed properties				
Net Proceeds of Minerals				
Total				

For Clerk Use Only:

Part F. TYPE OF APPEAL

Check box which best describes the authority of the State Board to take jurisdiction to hear the appeal.

☐ NRS 361.360(3): The value of real or personal property is being appealed, but the appeal could not be heard by a county board of equalization because the real or personal property was placed on the unsecured tax roll after December 15.

☐ NRS 361A.240(2)(b): The value of open-space property is being appealed, but the appeal could not be heard by a county board of equalization because the under-or-over valuation of open-space use assessment was placed on the unsecured tax roll after December 15.

☐ NRS 361A.273(2): This is an appeal of a determination that agricultural property has been converted to a higher use and for valuations for deferred tax years; the notice of conversion from the assessor was received after December 16 and before July 1.

☐ NRS 361.403: This is an appeal regarding the undervaluation, overvaluation or non-assessment of property by the Nevada Tax Commission (centrally-assessed utility, transportation or mine properties).

☐ NRS 362.135: This is an appeal of the certification of Net Proceeds of Minerals Tax by the Department of Taxation.

☐ This is an appeal of the denial of exemption of real or personal property by Department of Taxation

☐ Other reason, please describe. _____

Part G. ATTACH A STATEMENT DESCRIBING THE FACTS, REASONS AND STATUTORY BASIS RELIED UPON TO SUPPORT THE CLAIM, PURSUANT TO NAC 361.7012(6).

Part H. AUTHORIZATION OF AGENT

Complete this section only if an agent, including an attorney, has been appointed to represent the Property Owner/Petitioner in proceedings before the State Board.

I hereby authorize the agent whose name and contact information appears below to file a petition to the Nevada State Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition.

I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the Nevada State Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part D(5) of this Petition.

List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT:			*TITLE:*		
AUTHORIZED AGENT COMPANY, IF APPLICABLE:			*EMAIL ADDRESS:*		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the State Board.

▶ _____ _____ _____

Authorized Agent Signature | Title | Date

VERIFICATION

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. If Part H above is completed, I further certify I have authorized each agent named therein to represent the Property Owner as stated and I have the authority to appoint each agent named in Part H.

▶ _____ _____ _____

Petitioner Signature | Title | Date

Agent Signature required only if Petitioner did not sign certification and a separate Agent Authorization will be submitted.

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the State Board subject to the requirements of NRS 361.362 and NAC 361.7018 and the limitations contained in the Agent Authorization Form 5105SBE to be separately submitted.

▶ _____ _____ _____

Authorized Agent Signature | Title | Date

Nevada State Board of Equalization

ASSESSOR Petition for Appeal from the Decision of the County Board of Equalization

If you have questions about this form or the appeal process, please call: (775) 684-2160.
Email completed form to: stateboard@tax.state.nv.us.
Mail to: State Board of Equalization, 3850 Arrowhead Dr., Carson City, NV, 89706.

PROPERTY OWNERS MUST NOT USE THIS FORM. USE FORM LGS-F038

Please Print or Type:

Part A. ASSESSOR INFORMATION

NAME OF ASSESSOR AND COUNTY TITLE :					
NAME OF ASSESSOR REPRESENTATIVE				*TITLE*	
MAILING ADDRESS (STREET ADDRESS OR P.O. BOX)				*EMAIL ADDRESS:*	
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

Part B. PROPERTY OWNER AND RESPONDENT INFORMATION

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL:					
NAME OF RESPONDENT (IF DIFFERENT THAN PROPERTY OWNER LISTED ABOVE):				*TITLE*	
MAILING ADDRESS OF RESPONDENT (STREET ADDRESS OR P.O. BOX)				*EMAIL ADDRESS:*	
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

Part C. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner if an entity and not a natural person.

☐ Sole Proprietorship ☐ Trust ☐ Corporation
☐ Limited Liability Company (LLC) ☐ General or Limited Partnership ☐ Government or Governmental Agency
☐ Other, please describe: _____

The organization described above was formed under the laws of the State of _____.

The organization described above is a non-profit organization. ☐ Yes ☐ No

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS	*STREET/ROAD*	*CITY (IF APPLICABLE)*	*COUNTY*

2. Enter Applicable APN or Account Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN)	*ACCOUNT NUMBER*

3.* Does this appeal involve multiple parcels?** Yes ☐ No ☐ ***List multiple parcels on a separate, letter-sized sheet.

If yes, enter number of parcels:		Multiple parcel list is attached. ☐

4. Check Property Use Type: ☑

☐ Vacant Land ☐ Mobile Home (Not on foundation) ☐ Mining Property
☐ Residential Property ☐ Commercial Property ☐ Industrial Property
☐ Multi-Family Residential Property ☐ Agricultural Property ☐ Personal Property
☐ Possessory Interest in Real or Personal property

5. Check Year and Roll Type of Assessment being appealed: ☑

☐ 2026-2027 Secured Roll ☐ 2025-2026 Unsecured Roll ☐ 2025-2026 Supplemental Roll
☐ 2026-2027 Centrally-Assessed Roll ☐ 2025-2026 Net Proceeds Roll

Other years being appealed: _____

Be prepared to cite the legal authority, if any, that permits the State Board to consider appeals of taxable value from prior years.

For Clerk Use Only:

Part E. VALUE OF PROPERTY

	As established by County Board of Equalization		Assessor: *What is the value you seek? Write N/A on each line for values which are not being appealed.*	
Property Type	**Taxable Value**	**Assessed Value**	**Taxable Value**	**Assessed value**
Land				
Buildings				
Personal Property				
Total				

Part F. TYPE OF APPEAL

Check box which best describes the authority of the State Board to take jurisdiction to hear the appeal.

☐ NRS 361.360(1); NRS 361.400(2): The value of real or personal property is being appealed; the Petitioner is aggrieved at the action of the County Board or the failure of the County Board to equalize resulting in overvaluation of property or undervaluation or non-assessment of other property.

☐ NRS 361A.240(2)(b): The under-or-over valuation of open-space use property is being appealed.

☐ NRS 361A.273(1): This is an appeal of a determination that agricultural property has been converted to a higher use and for valuations for deferred tax years; the notice of conversion from the assessor was received after July 1 and before December 16 and the appeal was heard by the County Board.

☐ NRS 361.360(1); NAC 361.747(2)(c): The property was denied an exemption that is allowed by law. If so, describe the applicable exemption:

_____

☐ Other reason, please describe. _____

Part G. ATTACH A BRIEF STATEMENT OR LETTER DESCRIBING THE ISSUES AND CONTENTIONS IN THIS APPEAL.

Part H. COUNTY APPEAL INFORMATION

County in which appeal was heard:	**County Case Number:**	**Date Heard by County:**

VERIFICATION

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief.

▶ _____ _____ _____

Petitioner Signature | Title | Date

Nevada State Board of Equalization

Petition for DIRECT Appeal by County Assessor or Department of Taxation

If you have questions about this form or the appeal process, please call: (775) 684-2160.
Email completed form to: stateboard@tax.state.nv.us.
Mail to: State Board of Equalization, 3850 Arrowhead Dr., Carson City, NV, 89706.

PROPERTY OWNERS MUST NOT USE THIS FORM. USE FORM LGS-F029.

Please Print or Type:

Part A. PETITIONER INFORMATION

NAME OF PETITIONER AND/OR ORGANIZATION :					
NAME OF ASSESSOR OR DEPARTMENT REPRESENTATIVE				*TITLE*	
MAILING ADDRESS (STREET ADDRESS OR P.O. BOX)				*EMAIL ADDRESS:*	
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

Part B. PROPERTY OWNER AND RESPONDENT INFORMATION

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL:					
NAME OF RESPONDENT (IF DIFFERENT THAN PROPERTY OWNER LISTED ABOVE):				*TITLE*	
MAILING ADDRESS OF RESPONDENT (STREET ADDRESS OR P.O. BOX)				*EMAIL ADDRESS:*	
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

Part C. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner if an entity and not a natural person.

☐ Sole Proprietorship ☐ Trust ☐ Corporation
☐ Limited Liability Company (LLC) ☐ General or Limited Partnership ☐ Government or Governmental Agency
☐ Other, please describe: _____

The organization described above was formed under the laws of the State of _____.

The organization described above is a non-profit organization. ☐ Yes ☐ No

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS	*STREET/ROAD*	*CITY (IF APPLICABLE)*	*COUNTY*

2. Enter Applicable APN or Account Number from assessment notice or taxbill:

ASSESSOR'S PARCEL NUMBER (APN)	*ACCOUNT NUMBER*

3.* Does this appeal involve multiple parcels?** Yes ☐ No ☐ ***List multiple parcels on a separate, letter-sized sheet.

If yes, enter number of parcels:		Multiple parcel list is attached. ☐

4. Check Property Use Type: ☑

☐ Vacant Land ☐ Mobile Home (Not on foundation) ☐ Mining Property
☐ Residential Property ☐ Commercial Property ☐ Industrial Property
☐ Multi-Family Residential Property ☐ Agricultural Property ☐ Personal Property
☐ Possessory Interest in Real or Personal property

5. Check Year and Roll Type of Assessment being appealed: ☑

☐ 2026-2027 Secured Roll ☐ 2025-2026 Unsecured Roll ☐ 2025-2026 Supplemental Roll
☐ 2026-2027 Centrally-Assessed Roll ☐ 2025-2026 Net Proceeds Roll

Other years being appealed: _____

Be prepared to cite the legal authority, if any, that permits the State Board to consider appeals of taxable value from prior years.

For Clerk Use Only:

Part E. VALUE OF PROPERTY

	As established by County Assessor or Department of Taxation		Petitioner: *What is the value you seek? Write N/A on each line for values which are not being appealed.*	
Property Type	**Taxable Value**	**Assessed Value**	**Taxable Value**	**Assessed value**
Land				
Buildings				
Personal Property				
Possessory interest in real property				
Centrally-assessed properties				
Net Proceeds of Minerals				
Total				

Part F. TYPE OF APPEAL

Check box which best describes the authority of the State Board to take jurisdiction to hear the appeal.

☐ NRS 361.360(3): The value of real or personal property is being appealed, but the appeal could not be heard by a county board of equalization because the real or personal property was placed on the unsecured tax roll after December 15.

☐ NRS 361.395(1): Request for equalization of neighborhood or market area.

☐ NRS 361.403: This is an appeal regarding the undervaluation, overvaluation or non-assessment of property by the Nevada Tax Commission (centrally-assessed utility or transportation properties).

☐ NRS 361.769(3)(b): Property escaping taxation.

☐ NRS 362.135: This is an appeal of the certification of Net Proceeds of Minerals Tax by the Department of Taxation.

☐ This is an appeal of the denial of exemption of real or personal property by Department of Taxation

☐ Other reason, please describe. _____

Part G. ATTACH A STATEMENT DESCRIBING THE FACTS, REASONS AND STATUTORY BASIS RELIED UPON TO SUPPORT THE CLAIM, PURSUANT TO NAC 361.7012(6).

Part H. COUNTY APPEAL INFORMATION

County in which appeal was heard:	**County Case Number:**	**Date Heard by County:**

VERIFICATION

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief.

▶ _____ _____ _____

Petitioner Signature | Title | Date

Nevada State Board of Equalization

Agent Authorization Form

If you have questions about this form or the appeal process, please call: (775) 684-2160.
Email completed form to: stateboard@tax.state.nv.us.
Mail to: State Board of Equalization, 3850 Arrowhead Dr., Carson City, NV, 89706

Please Print or Type:

Part A. PROPERTY OWNER AND CONTACT INFORMATION OF PERSON GRANTING AUTHORITY TO AGENT

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL:					
NAME OF PERSON GRANTING AUTHORITY TO AGENT(IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A):				*TITLE*	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX)				*EMAIL ADDRESS:*	
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

Part B. PROPERTY OWNER INFORMATION

Check organization type which best describes the Property Owner if not a natural person: ☑ Natural persons may skip Part B.

☐ Sole Proprietorship ☐ Trust ☐ Corporation
☐ Limited Liability Company (LLC) ☐ General or Limited Partnership ☐ Government or Governmental Agency
☐ Other, please describe: _____
The organization described above was formed under the laws of the State of _____.
The organization described above is a non-profit organization. ☐ Yes ☐ No

Part C. RELATIONSHIP OF PERSON GRANTING AUTHORITY TO AGENT TO PROPERTY OWNER

Check box which best describes the relationship of Petitioner to Property Owner: ☑ Additional information may be necessary.

☐ Self ☐ Trustee of Trust ☐ Employee of Property Owner
☐ Co-owner, partner, managing member ☐ Officer of Company
☐ Employee or Officer of Management Company
☐ Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property
☐ Other, please describe: _____

Part D. PROPERTY SUBJECT TO THIS AGENT AUTHORIZATION:

Enter Applicable Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN)	*ACCOUNT NUMBER*	*PROPERTY IDENTIFICATION NUMBER (PIN)-MINES*

☐ Multiple parcel list attached. (Use letter-size paper)

Part E. YEAR AND ROLL TYPE OF ASSESSMENT BEING APPEALED: ☑

☐ 2026-2027 Secured Roll ☐ 2025-2026 Unsecured Roll ☐ 2025-2026 Supplemental Roll
☐ 2026-2027 Centrally-assessed Roll ☐ 2025-2026 Net Proceeds Roll

Other years being appealed: _____
Be prepared to cite the legal authority, if any, that permits the State Board to consider appeals of taxable value from prior years.

For clerk use only

Part F. AUTHORIZATION OF AGENT

I hereby authorize the agent whose name and contact information appears below to file a petition to the Nevada State Board of Equalization and to contest the value and/or exemption established for the properties named in Part D of this Agent Authorization.

I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the Nevada State Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part E of this document.

List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT:			*TITLE:*		
AUTHORIZED AGENT COMPANY, IF APPLICABLE:			*EMAIL ADDRESS:*		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the State Board.

▶ _____ _____ _____

Authorized Agent Signature | Title | Date

Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT:			*TITLE:*		
AUTHORIZED AGENT COMPANY, IF APPLICABLE:			*EMAIL ADDRESS:*		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the State Board.

▶ _____ _____ _____

Authorized Agent Signature | Title | Date

VERIFICATION

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. I further certify I have authorized each agent named herein to represent the Property Owner as stated and I have the authority to appoint each agent named herein.

▶ _____ _____ _____

Property Owner / Petitioner Signature | Title | Date

Nevada State Board of Equalization

Petition Withdrawal Form

Request to Withdraw Petition for Appeal before the State Board of Equalization

I hereby withdraw my Petition for Appeal from consideration by the State Board of Equalization.

Case Number(s) _____

and/or

APN Numbers(s) _____

_____

Please print name of Property Owner, Contact Person or Authorized Representative

_____

Signature

_____

Date

Submit this Petition Withdrawal Form by email, hand delivery or mail to:

Nevada State Board of Equalization
c/o Nevada Department of Taxation
3850 Arrowhead Drive
Carson City, NV 89706

Email to: stateboard@tax.state.nv.us

Note: You will receive a letter confirming your request.

If you have questions about this form or the appeal process, please call: (775) 684-2160.

Appeal Process

Steps in a State Board of Equalization Appeal
Appeals from Decision of the County Board of Equalization

Parties to the Appeal

The State Board of Equalization (State Board) has received an appeal regarding the value of the property listed on the hearing notice to which this information sheet is attached. The parties to the appeal are the Taxpayer and the County Assessor listed on the hearing notice. The party who appealed is the petitioner and the other party is the respondent

What's in the record?

The State Board hears and determines appeals based upon the evidence and data which was first submitted to the County Board. No other evidence is allowed unless it is proven to the satisfaction of the State Board that it was impossible in the exercise of due diligence to have discovered or secured new evidence in time to have submitted the same to the County Board prior to its final adjournment. *NRS 361.400(3).*

The State Board hears and determines appeals based on the evidence and data which was first submitted to the County Board.

You do not need to submit a copy of the record made at the County Board, because the State Board has already asked the County Clerk for all exhibits, papers, reports, other documentary evidence, and audio and video recordings of the County Board proceedings. If you discovered evidence that was not available in time to present to the County the County Board, you may ask the State Board to consider it, but remember you will have to show that it was impossible to obtain the new evidence in time for the county board hearing.

New evidence must be submitted to the State Board and to the other parties not less than 7 business days before the hearing.

You may review the record received from the County Board of Equalization hearing at any time in our offices. You may also request an electronic copy of the County Board record either by email or on CD.

Briefs – Written Explanations

Briefs, memorandum or other written explanation may be submitted to the State Board according to the briefing schedule in the attached hearing notice. If there is no briefing schedule and the parties desire to submit a brief, the briefs or written explanations must be filed as follows:
Petitioner's brief is due 20 days before hearing;
Response brief is due 10 days before hearing;
Reply brief is due 3 days after response brief.

All documents must be received by the State Board in its **offices no later than 5 p.m. of the due dates. To calculate due dates, the first day of hearings listed for a stacked agenda.** You may email your document to the State Board at: stateboard@tax.state.nv.us

The petitioner is required to submit a copy of the Brief and Reply, if any, directly to the respondent no later than 5 p.m. of the due date and indicate such on the copy provided to the State Board. The Respondent is required to do the same.

Briefs, memorandum or other written explanation are not considered new evidence. However, a party "must not include in or attach to his brief, memorandum or other written explanation an exhibit, paper, report or other documentary evidence that is included in the record submitted to the State Board." Also, a party is not required to submit a brief. *NAC 361.703.*

What Happens at the Hearing?

A taxpayer may appear in person or by his authorized agent. A taxpayer is not required to appear but may rely on the record and any written explanation. If a party fails to appear, the State Board may proceed with the hearing. *NAC 361.708.* Make sure that the original notice of representation authorizing an agent to appear on your behalf has been sent to the State Board prior to the hearing. *NAC 361.7018.*

The petitioner has the burden of proof. The order and length of presentations will ordinarily be a brief orientation by the county assessor; then a presentation of not more than 15 minutes by the petitioner; a presentation of not more than 15 minutes by the respondent, followed by a rebuttal by the petitioner of not more than 5 minutes. *NAC 361.741*

After the Hearing

A party may obtain a copy of the transcript of the hearing from the court reporter provided by the State Board at the party's expense. *NAC 361.731.*

You may review the permanent regulations for practice and procedure before the State Board on the internet at http://leg.state.nv.us/NAC, *then scroll to Chapter 361, beginning at 361.682.*

You may expect to receive a copy of the written decision within 60 days after the hearing. *NAC 361.747.*

Cases in which the State Board must decide whether it has jurisdiction to hear the case

Parties to the Appeal

The State Board of Equalization (State Board) has received an appeal regarding the value of the property listed on the hearing notice to which this information sheet is attached. The parties to the appeal are the Taxpayer and the County Assessor of the Department of Taxation (Department) listed on the hearing notice. The party who appealed is the petitioner and the other party is the respondent.

The attached hearing notice names the petitioner and the respondent to the appeal, as well as the date, time, and place of the hearing before the State Board.

Notice of Appearance

If you have received a "Notice of Appearance" rather than a "Notice of Hearing," it means the Secretary to the State Board has recommended to the State Board that the appeal be dismissed.

The State Board may not have jurisdiction to hear an appeal if it should have first been heard by the County Board (*NRS 361.400);* if the petition was filed late to the State Board *(NRS 361.360)*; or the County Board did not accept jurisdiction *(NRS 361.356, 361.357).* The Secretary to the State Board examined the filed appeal form and found that it appears the State Board lacks jurisdiction to hear the appeal. The appeal has been placed on the State Board's consent agenda to approve the Secretary's recommendation.

The parties may challenge the Secretary's recommendation to dismiss the appeal. The State Board will give the parties an opportunity to explain why the appeal should or should not be heard; and then it will determine whether it has jurisdiction to hear the appeal.

The petitioner should provide in writing the reason why the appeal was not first heard at the county board, filed late to the State Board or to the County Board, as applicable. The petitioner should include the reasons why the State Board should take jurisdiction in this matter, and any proof of extenuating circumstances, such as, but not limited to, proof of hospital stays or accidents which prevented attendance at the County Board hearing or timely filing of the appeal.

The typical standards the State Board uses to determine whether it has jurisdiction to hear a late-filed appeal or an appeal that was not first heard by the county are:

(1) Did the Taxpayer show under what authority the State Board could hear the appeal?
(2) Did the Taxpayer show substantial circumstances beyond the control of the Taxpayer as to why the appeal was filed beyond the deadline for appeal before the State Board or to the County Board?

The respondent may also file a statement why the appeal should not be heard by the State Board.

At the hearing, the State Board may ask the parties questions on whether the State Board should or should not take jurisdiction.

If Jurisdiction to Hear the Appeal is Accepted, then what happens?

If the State Board accepts jurisdiction to hear the appeal, then the case can proceed normally. The parties must be prepared to proceed immediately and may each make an additional presentation on the merits of the case.

If the appeal was first heard by the County Board, then the State Board has already requested the record of the appeal in front of the County Board. If the case was not heard at the County Board, the parties must provide any supporting documentation they wish to be considered by the Board. The parties may also submit a brief or any explanation in writing. *See the discussion below about what is allowed in the record.*

What is allowed in the record?

The State Board hears and determines appeals based upon the evidence and data which was first submitted to the County Board. No other evidence is allowed unless it is proven to the satisfaction of the State Board that it was impossible in the exercise of due diligence to have discovered or secured new evidence in time to have submitted the same to the County Board prior to its final adjournment. *NRS 361.400(3).*

The State Board hears and determines appeals based on the evidence and data which was first submitted to the County Board.

You do not need to submit a copy of the record made at the County Board, because the State Board has already

You may review the record received from the County Board of Equalization hearing, if one was held, at any time in our offices. You may also request an electronic copy of the County Board record either by email or on CD.

asked the County Clerk for all exhibits, papers, reports, other documentary evidence, and audio and video recordings of the County Board proceedings.

If you discovered evidence that was not available in time to present to the County Board, you may ask the State Board to consider it, but remember, you will have to show that it was impossible to obtain the new evidence in time for the county board hearing. The evidence must be submitted in writing to the State Board and all parties of record not less than 7 business days before the hearing. *NAC 361.739.*

If there was no hearing at the County Board and jurisdiction has been accepted by the State Board, then evidence may be submitted as if the case were a direct appeal. *NAC 361.735; NAC 361.737.*

Briefs – Written Explanations

Briefs, memorandum or other written explanation may be submitted to the State Board according to the briefing schedule in the attached hearing notice. If there is no alternative briefing schedule listed and the parties desire to submit a brief, the briefs or written explanations must be filed as follows:

Petitioner's brief is due 20 days before hearing;
Response brief is due 10 days before hearing;
Reply brief is due 3 days after response brief.

All documents must be received by the State Board in its **offices no later than 5 p.m. of the due dates. To calculate due dates, use the first day of hearings listed for a stacked agenda.** You may email your document to the State Board at :stateboard@tax.state.nv.us

The petitioner is required to submit a copy of the Brief and Reply, if any, directly to the respondent no later than 5 p.m. of the due date and indicate such on the copy provided to the State Board. The Respondent is required to do the same.

Briefs, memorandum or other written explanation are not considered new evidence. However, a party "must not include in or attach to his brief, memorandum or other written explanation an exhibit, paper, report or other documentary evidence that is included in the record submitted to the State Board." Also, a party is not required required to submit a brief. *NAC 361.703.*

What happens at the Hearing?

A taxpayer may appear in person or by his authorized agent. A taxpayer is not required to appear but may rely on the record and any written explanation. If a party fails to appear, the State Board may proceed with the hearing. *NAC 361.708.* Make sure that the original notice of representation authorizing an agent to appear on your behalf has been sent to the State Board prior to the hearing. *NAC 361.7018.*

The petitioner has the burden of proof. The order and length of presentations will ordinarily be a brief orientation by the county assessor or Department; then a presentation of not more than 15 minutes by the petitioner; a presentation of not more than 15 minutes by the respondent, followed by a rebuttal by the petitioner of not more than 5 minutes. *NAC361.741.*

After the Hearing

A party may obtain a copy of the transcript of the hearing from the reporter provided by the State Board at the party's expense. *NAC 361.731.*

You may expect to receive a copy of the written decision within 60 days after the hearing. *NAC 361.747.*

You may review the permanent regulations for practice and procedure before the State Board on the internet at http://leg.state.nv.us/NAC, then scroll to Chapter 361, beginning at 361.682.

Steps in a State Board of Equalization Appeal
Direct Appeals

Parties to the Appeal

The State Board of Equalization (State Board) has received an appeal regarding the value of the property listed on the hearing notice to which this information sheet is attached. The parties to the appeal are the Taxpayer and the County Assessor or the Department of Taxation (Department) listed on the hearing notice. The party who appealed is the petitioner and the other party is the respondent.

The attached hearing notice names the petitioner and the respondent to the appeal, as well as the date, time, and place of the hearing before the State Board.

Building a record

In a direct appeal, the petitioner has the burden of proof. The State Board will limit its consideration to the issues and contentions set forth in the appeal petition. New issues, contentions and evidence scope of the petition may be considered by the State Board if the new issues and evidence could not by due diligence have been discovered and presented in the appeal petition. New issues and evidence must be submitted in writing to the State Board and each party not less than 15 days before the hearing. *NAC 361.745.*

The petitioner has the burden of proof.

Relevant evidence may be admitted pursuant to the requirements of NAC 361.737. Exhibits may be submitted during the hearing, **however, it is recommended that all evidence be submitted at least 15 days in advance of the hearing to allow Board members the opportunity to review the material**. If exhibits are submitted at the hearing, bring 10 copies. *NAC 361.733 and 361.735.*

Briefs – Written Explanations

Briefs, memorandum or other written explanation may be submitted to the State Board according to the briefing schedule in the attached hearing notice. If there is no briefing schedule and the parties desire to submit a brief, the briefs or written explanations must be filed as follows:

Petitioner's brief is due 20 days before hearing;
Response brief is due 10 days before hearing;
Reply brief is due 3 days after response brief.

All documents must be received by the State Board in its offices **no later than 5 p.m. of the due dates. To calculate due dates, use the first day of hearings listed for a stacked agenda.** You may email your Document to the State Board, at: stateboard@tax.state.nv.us

Briefs, memorandum or other written explanation are not considered new evidence. Also, a party is not required to submit a brief. *NAC 361.703.*

The petitioner is required to submit a copy of the Brief and Reply, if any, directly to the respondent no later than 5 p.m. of the due date and indicate such on the copy provided to the State Board. The Respondent is required to do the same.

What Happens at the Hearing?

A taxpayer may appear in person or by his authorized agent. A taxpayer is not required to appear but may rely on the record and any written explanation. If a party fails to appear, the State Board may proceed with the hearing. *NAC 361.708.* Make sure that the original notice of representation authorizing an agent to appear on your behalf has been sent to the State Board prior to the hearing. *NAC361.7018.*

The petitioner has the burden of proof. The order of presentations will ordinarily be a brief orientation by the county assessor or Department; then a presentation first by the petitioner; then the respondent, and any intervenors; followed by a rebuttal by the petitioner and the respondent. *NAC361.735*

After the Hearing

A party may obtain a copy of the transcript of the hearing from the reporter provided by the State Board at the party's expense. *NAC 361.731.*

You may expect to receive a copy of the written decision within 60 days after the hearing. *NAC 361.747.*

You may review the permanent regulations for practice and procedure before the State Board on the internet at http://leg.state.nv.us/NAC, *then scroll to Chapter 361, beginning at 361.682.*

Preparing the Record

Preparing and maintaining the record of the appeal is an extremely important function of the County Board. The County Assessor must submit a summary of appraisal data, which includes the method used to value property, comparable sales information, and maps. *See NAC 361.628 below*. The County Clerk prepares and maintains the record. *See NAC 361.638 below*. When a decision of the County Board is appealed to the State Board of Equalization, the record of the appeal must be sent to the State Board. *See NAC 361.645 below*.

NAC 361.628 Summary of appraisal data. (NRS 361.340**)** Each county assessor shall prepare and submit to the county board of equalization a summary of appraisal data for each property which is the subject of a complaint alleging that taxable value is in excess of full cash value. The summary must:

1. Include the method used to value the property and the sales price of comparable property which supports the valuation; and
2. Be accompanied by a map of the area showing the location of the property and all comparable property.

[St. Bd. of Equalization, Reg. No. 2 § 7, eff. 12-2-75; A and renumbered as Reg. No. 2 § 8, 1-1-77; renumbered as Reg. No. 1 § 8, 10-14-77]—(NAC A 1-6-84)

NAC 361.638 Exhibits; minutes; petition forms. (NRS 361.340**,** 361.365**)** Each county clerk shall:

1. Mark, record and file all exhibits submitted to the county board of equalization. A list of exhibits must be included on each petition at the place designated therefor.
2. Prepare complete minutes of each hearing, including any action taken by the board and the specific reasons for that action.
3. Complete each petition form to reflect the action taken by the board and the specific reasons for that action.
4. Submit petitions, exhibits, minutes, certificates of mailing and other material deemed pertinent by the county board of equalization to the Secretary of the State Board of Equalization no later than the fourth Monday in February.

[St. Bd. of Equalization, Reg. No. 3 §§ 5-7 & 9, eff. 12-29-75; A and renumbered as Reg. No. 3 §§ 4-6 & 8, 1-1-77; renumbered as Reg. No. 2 §§ 4-6 & 8, 10-14-77]—(NAC A 1-6-84)

REVISER'S NOTE.
NRS 361.340, on which the date in subsection 4 depends, was amended twice in that respect between 1977 and the time when NAC 361.638 was originally codified: See Stats. 1979 at page 1 and Stats. 1981 at page 795. The date in subsection 4 was changed by the reviser to accommodate the later of these amendments and NRS 361.380.

NAC 361.645 Appeal of decision to State Board of Equalization: Record of proceedings before county board. (NRS 361.340**)**

1. Within 15 calendar days after a county clerk receives notice from the State Board of Equalization that an appeal of a decision of the county board of equalization has been docketed for a hearing at the State Board, the county clerk shall:

(a) Prepare a record of the proceedings before the county board in the decision on appeal, including a general index in a format prescribed by the State Board of Equalization. The index must clearly identify each exhibit, paper, report or other documentary, audio or video evidence included in the record.
(b) Certify the record as complete except as shortened pursuant to subsection 3.
(c) Transmit the certified record to the State Board of Equalization.
(d) Serve a copy of the general index on each party to the appeal.

2. If a petitioner has delivered a certified transcript of the hearing before the county board to the county clerk pursuant to NRS 361.365, the clerk shall include a copy of the transcript in the record. The transcript delivered to the clerk must be prepared by a certified court reporter.
3. Except as otherwise provided in this subsection, the record submitted to the State Board of Equalization must be complete. The record may be shortened:

(a) By written stipulation of all parties to the appeal; and
(b) By the omission of duplicate copies of any exhibit, paper, report or other documentary evidence submitted at the hearing before the county board. The clerk shall include original documents rather than copies of all documentary evidence, if possible.
(Added to NAC by St. Bd. of Equalization by R029-05, eff. 6-28-2006)

Checklist of Exhibits from the County Assessor
See NAC 361.628

All Materials Must be Submitted on 8-1/2" x 11" Size Pages

Maps

- Neighborhood or legal subdivision map showing parcel and surrounding area
- Comparable sales location map; mark the location of each sale relative to the location of the subject property
- Aerial maps for subject parcel and comparable sales
- Area map to which the base-lot or comparative unit method value was applied, if applicable

Property Record Card, including:

- Parcel characteristic information, including land use code, size, shape, and zoning
- Cost of each component

Land Valuation Data

- List of sales by APN used to develop the initial base-lot or comparative unit method valuation for the neighborhood or area; show analysis used to develop the base-lot or comparative unit, including mean, median, COD data if available.
- Paired sales or other analysis used to develop rates of adjustment

Description of Method Used to Derive Value

- For instance, describe how the comparable sales method, allocation, abstraction, ground rent, or other allowed method was applied.

Other, As Appropriate, for instance:

- Comparable sales data and analysis
- Income approach data and analysis
- Obsolescence data and analysis

Recording and Marking Exhibits

Procedural Steps:

1. Prepare the record and transmit electronically by ftp site, email or on cd to state board.
2. Prepare a signed County Clerk's Certification Page followed by a General Index.
3. ALL documents must not exceed 8 ½" x 11" per NAC 361.721. Rotate pages to their best viewing position.
4. Ensure the exhibits are in the order listed on the General Index. State board preference is:
    a. Certification page
    b. General Index
    c. Petition
    d. Affidavit of mailing (Hearing Notice)
    e. Notice of Hearing
    f. Affidavit of mailing (Notice of Decision).
    g. Notice of Decision listing all parcels, tax year, and roll to which it applies.
    h. Exhibit Listing (Petitioners, Assessors)
        i. Enter a brief description of each exhibit and offering party on the General Index.
        ii. Correctly label with appropriate number of pages.
        iii. Ensure photos are in the best possible
        iv. Mark exhibits consecutively, using numbers for one party and letters for the other. Typically, assessor exhibits are marked with letters (i.e., A, B) and taxpayer exhibits are marked with roman numerals (i.e., I, II).
        v. The state board and deputy attorney general use the lower left and right hand corners of pages for numbering; please avoid using those areas if possible.
        vi. Do not send duplicate copies of the same evidence (e.g., pages repeated in both what the taxpayer and the assessor submitted).
    i. Agenda
    j. Recording
    k. Minutes

Minutes

Include the following in the minutes:

- Case / Petition Number
- Parcel Number
- Board members present
- Parties present
- Brief summary of the issues of the appeal
- Documents submitted for the record, especially new evidence.
- **Summaries of the testimony of the participants**
- **Questions by the Board members and responses to the Board**
- **Evidence or reasoning used to support decision by the Board**
- Reflect roll and tax year decision applies to. If minutes state, "upheld assessor" that generally means no changes were made. If values were changed based upon assessor's recommendation then use the terminology, "accepted assessor's recommendation of…" Include dollar amounts.
- Final action of the Board
- Voting record of the Board members

Examples of Decision Letters Showing Different Case Types

EXAMPLE OF SUFFICIENT EVIDENCE TO OVERTURN VALUE OF ASSESSOR

In the Matter of	**)**	
Mr. and Mrs. Landowner	**)**	**Case No. 26-123**
Parcel No. 210-010	**)**	

NOTICE OF DECISION

Appearances

Mr. Example, Sagebrush County Assessor, and Deputy appeared on behalf of the Sagebrush County Assessor's Office (Assessor).

Mr. Landowner appeared on behalf of Mr. and Mrs. Landowner (Taxpayers).

Summary

The Taxpayers appealed the decision of the Sagebrush County Board of Equalization. The matter of the Taxpayer's petition for review of property valuations within Sagebrush County, Nevada, came before the State Board of Equalization (State Board) for hearing in Carson City, Nevada, on September 30, 2026, after due notice to the Taxpayer and the Assessor.

The property consists of 7 acres in an industrial park developed by the city of Jack Rabbit. The current use is as a storage yard. The property was transferred to the Taxpayer in a trade of property with the City of Jack Rabbit. Power, telephone, water, and sewer are available to the property, but the property is not tied into these services yet. The County Board found the lack of paved road and topography of the parcel impacted the value and reduced the per acre value from $14,000 per acre to $10,000 per acre. The State Board, having considered all evidence, documents and testimony pertaining to the valuation of the property in accordance with NRS 361.227, hereby makes the following Findings of Fact, Conclusions of Law, and Decision.

FINDINGS OF FACT

1) The State Board is an administrative body created pursuant to NRS 361.375.

2) The State Board is mandated to hear all appeals of property tax assessments pursuant to NRS 361.360.

3) The Taxpayer and the Assessor were given adequate, proper, and legal notice of the time and place of the hearing before the State Board of Equalization, and the matter was properly noticed pursuant to the Open Meeting Law, at NRS 241.020.

4) The Taxpayer presented sufficient evidence to support a value different from that established by the County Assessor.

5) The evidence presented by the Taxpayer indicates the taxable value of the Subject Property does exceed full cash value. Based on the value of the original trade of property between the Taxpayer and the City of Jack Rabbit at $7,500 per acre and the fact the Assessor included the value of infrastructure not yet actually in place, the State Board determined the taxable value

should be reduced to $52,500 for the land and not change the taxable value of the improvements.

6) The assessed value as adjusted by the State Board of Equalization is 35 percent of taxable value.

7) Any finding of fact above construed to constitute a conclusion of law is adopted as such to the same extent as if originally so denominated.

CONCLUSIONS OF LAW

1) The Taxpayer timely filed a notice of appeal, and the State Board has jurisdiction to determine this matter.

2) The Taxpayer and the Assessor are subject to the jurisdiction of the State Board.

3) The State Board has the authority to determine the taxable values in the State.

4) The valuation as adjusted by the State Board results in the proper taxable value in accordance with NRS 361.227.

5) Any conclusion of law above construed to constitute a finding of fact is adopted as such to the same extent as if originally so denominated.

DECISION

The Petition of the Taxpayer is granted based on the above Findings of Fact and Conclusions of Law. The Sagebrush County Recorder is instructed to correct the assessment roll by adjusting the assessed valuation of the subject property as follows:

2026-2027 SECURED ROLL VALUE:

	Taxable Value		Assessed Value	
Parcel Number 210-010	**Established by County Board of Equalization**	**Revised By State Board**	**Established by County Board of Equalization**	**Revised by State Board**
Land	**$70,000**	**$52,500**	**$24,500**	**$18,375**
Improvements	**$5,710**	**$5,710**	**$2,000**	**$2,000**
Personal Property	**$0**	**$0**	**$0**	**$0**
Total	**$75,710**	**$58,210**	**$26,500**	**$20,375**

The Sagebrush County Recorder is instructed to certify the assessment roll of the county consistent with this decision.

BY THE STATE BOARD OF EQUALIZATION THIS _____ DAY OF OCTOBER, 2026.

_____

XXXX, Secretary

EXAMPLE OF INSUFFICIENT EVIDENCE TO OVERTURN VALUE OF ASSESSOR

In the Matter of	**)**	
Farmers Trust	**)**	**Case No. 26-234**
Parcel No. 18-602-007	**)**	

NOTICE OF DECISION

Appearances

Deputy appeared on behalf of the Wildhorse County Assessor's Office (Assessor).

Mr. Rancher (Taxpayer) appeared on behalf of himself.

Summary

The matter of the Taxpayer's petition for review of property valuations within Wildhorse County, Nevada, came before the State Board of Equalization (State Board) for hearing in Cowboy City, Nevada, on June 31, 2026, after due notice to the Taxpayer and the Assessor. Taxpayer objects to the increase in the property tax as it is unjustified by the activity in the area; and asserts the value of the property is negatively impacted by its location in the flight path of Air Force Base. The Assessor responds the comparable sales are similarly situated to the subject and are similarly impacted by their location to Air Force Base.

The State Board, having considered all evidence, documents and testimony pertaining to the valuation of the property in accordance with NRS 361.227, hereby makes the following Findings of Fact, Conclusions of Law, and Decision.

FINDINGS OF FACT

1) The State Board of Equalization is an administrative body created pursuant to NRS 361.375.

2) The State Board is mandated to hear all appeals of property tax assessments pursuant to NRS 361.360.

3) The Taxpayer and the Assessor were given adequate, proper, and legal notice of the time and place of the hearing before the State Board of Equalization, and the matter was properly noticed pursuant to the Open Meeting Law, at NRS 241.010 et seq.

4) The Taxpayer did not present sufficient evidence to support a value different from that established by the County Board of Equalization.

5) The evidence presented by the Assessor indicates that the taxable value of the Subject Property does not exceed full cash value. The comparable sales used by the Assessor are within close proximity to the Subject Property and range in adjusted value from $2.47 per square foot to $3.29 per square foot. Comparing these adjusted values with that of the valuation of the Subject Property at $2.25 per square foot, the Assessor's valuation is less than that of the comparables. A more recent sale of $2.07 also supports the Assessor's valuation, even though it is less than the subject. The recent sale of $2.07 per square foot must be

adjusted for location on a secondary street, unlike the subject property which is located on a commercial arterial street.

6) The assessed value as previously determined is 35% of taxable value.

7) Any finding of fact above construed to constitute a conclusion of law is adopted as such to the same extent as if originally so denominated.

CONCLUSIONS OF LAW

1) The Taxpayer timely filed a notice of appeal, and the State Board has jurisdiction to determine this matter.

2) The Taxpayer and the Assessor are subject to the jurisdiction of the State Board of Equalization.

3) The State Board has the authority to determine the taxable values in the State.

4) The Subject Property is appraised at the proper taxable value in accordance with NRS 361.227.

5) Any conclusion of law above construed to constitute a finding of fact is adopted as such to the same extent as if originally so denominated.

DECISION

The Petition of the Taxpayer is denied based on the above Findings of Fact and Conclusions of Law. The Wildhorse County Comptroller is instructed to certify the assessment roll of the county consistent with this decision.

BY THE STATE BOARD OF EQUALIZATION THIS _____ DAY OF OCTOBER, 2026.

_____

XXXX, Secretary

EXAMPLE OF NO APPEARANCE – PRESUMPTION ASSESSOR'S VALUE IS CORRECT

In the Matter of	)	
	)	
Bald Eagle Investments, LLC	)	
APN: 123-45-678-000	)	
Mountain County, Nevada	)	
PETITIONER	)	
	)	**Case No. 26-345**
Mary Weather Appraiser	)	
Mountain County Assessor	)	
RESPONDENT	)	
	)	
Appeal of the Decision of the	)	
MOUNTAIN COUNTY	)	
BOARD OF EQUALIZATION	)	

NOTICE OF DECISION

Appearances

No one appeared on behalf of Bald Eagle Investments, LLC (Taxpayer).

Ms. Weather, Appraiser appeared on behalf of the Mountain County Assessor's Office (Assessor).

Summary

The matter of the Taxpayer's petition for review of property valuations for the 2026-27 Secured Roll within Mountain County, Nevada, came before the State Board of Equalization (State Board) for hearing in Rattlesnake, Nevada, on July 14, 2026 after due notice to the Taxpayer and the Assessor.

The State Board, having considered all evidence, documents and testimony pertaining to the valuation of the property in accordance with NRS 361.227, hereby makes the following Findings of Fact, Conclusions of Law, and Decision.

FINDINGS OF FACT

1) The State Board is an administrative body created pursuant to NRS 361.375.

2) The State Board is mandated to hear all appeals of property tax assessments pursuant to NRS 361.360 and NRS 361.400.

3) The Taxpayer and the Assessor were given adequate, proper, and legal notice of the time and place of the hearing before the State Board, and the matter was properly noticed pursuant to the Open Meeting Law at NRS 241.020. The Department provided evidence to show the Taxpayer received notice of the hearing. *See Tr., 7-14-15, p. 66, ll. 7-10; Record, SBE page 44.*

4) The subject property consists of a Class D quality construction office building located on 1.48 acres on West Desert Drive in Rattlesnake, Mountain County, Nevada. *See Record, SBE pages 38-40; Tr., 7-14-15, p. 66, l. 23 through p. 67, l. 2.*

5) Based on the Assessor's recommendation, the Mountain County Board of Equalization (County Board) ordered the total taxable value for the subject property of $2,536,082 be reduced to $2,447,522 for the 2026-27 secured roll. *See Record, SBE pages 9 and 42; Tr.7-14-15 p. 67, ll. 1-2.*

6) The State Board found the Taxpayer did not present sufficient evidence to support values different from that established by the County Board and did not overcome the presumption that the Assessor's valuation is correct. *See Tr., 7-14-15, p. 67, ll. 7-10.*

7) The State Board affirmed the decision of the County Board. See Tr., 7-14-15, p. 68, *ll. 7-18.*

8) The assessed value as previously determined by the County Board is 35% of taxable value.

9) Any finding of fact above construed to constitute a conclusion of law is adopted as such to the same extent as if originally so denominated.

CONCLUSIONS OF LAW

1) The Taxpayer timely filed a notice of appeal, and the State Board accepted jurisdiction to determine this matter.

2) The Taxpayer and the Assessor are subject to the jurisdiction of the State Board.

3) The Taxpayer failed to appear at the hearing. Pursuant to NAC 361.708, the State Board proceeded with the hearing

4) The State Board has the authority to determine the taxable values in the State.

5) The Taxpayer has the burden of overcoming the presumption that the Assessor's valuation is correct. *See Tr., 7-14-15, p. 67, ll. 7-10. Pittsburg Silver Peak Gold Mining Co. v. Tax Commission,* 49 Nev. 46, 54-55 (1925).

6) The subject property is appraised at the proper taxable value as previously determined by the County Board in accordance with NRS 361.227 for the 2026-27 tax year.

7) Any conclusion of law above construed to constitute a finding of fact is adopted as such to the same extent as if originally so denominated.

DECISION

The Petition of the Taxpayer is denied based on the above Findings of Fact and Conclusions of Law. The Mountain County Comptroller is instructed to certify the assessment roll of the county consistent with this decision.

BY THE STATE BOARD OF EQUALIZATION THIS _____DAY OF AUGUST, 2026.

_____

XXXX, Secretary

EXAMPLE OF DIRECT APPEAL OF CENTRALLY ASSESSED PROPERTY - REQUEST TO RECONSIDER, RECOGNIZING ECONOMIC OBSOLESCENCE

In the Matter of)
I Fly Airlines, Incorporated) **Case No. 26-456**

NOTICE OF DECISION

Appearances

Department Officials appeared on behalf of the Nevada Department of Taxation (Department).

Tax Representative appeared on behalf of I Fly Airlines, Incorporated (Taxpayer).

Summary

This case originally came before the State Board of Equalization (State Board) on an appeal by the Taxpayer of the 2025-2026 unsecured valuations of the centrally assessed property as determined by the Department and certified by the Nevada Tax Commission (Commission). The Taxpayer submitted additional information to the Department. On March 24, 2026, the State Board granted a continuance to the next available meeting date which was May 8, 2026. On May 5, 2026, the Taxpayer requested a second continuance by letter. After review and verification of the circumstances leading to the request for a second continuance, the State Board voted to deny the request for a second continuance and proceeded to hold the hearing. The Taxpayer requested the State Board to reconsider the matter and, after due notice to the Taxpayer and the Department, the matter was heard on September 30, 2026, in Runway, Nevada.

The State Board, having considered all evidence, documents and testimony pertaining to the property in accordance with NRS 361.320 hereby makes the following Findings of Fact, Conclusions of Law, and Decision.

FINDINGS OF FACT

1. The State Board is an administrative body created pursuant to NRS 361.375. The State Board is mandated to hear all appeals of determinations of taxable value of centrally assessed property pursuant to NRS 361.380, 361.385 and 361.403.

2. The Commission is required to establish the valuation for assessment purposes of any property of an interstate and intercounty nature, including the property of all interstate or intercounty airline companies pursuant to NRS 361.320 and applicable regulations. The Taxpayer is the owner of property of an interstate or inner county nature.

3. The Taxpayer and the Department were given adequate, proper and legal notice of the time and place of the hearing before the State Board of Equalization, and the matter was properly noticed pursuant to the Open Meeting Law, at NRS 241.020.

4. The Department determined, and the Commission certified the taxable value of the centrally assessed property in conformance with all applicable statutory and regulatory provisions.

5. The Department stipulated and agreed the matter should be reconsidered. Pursuant to NAC 361.682, the State Board reconsidered its decision of May 8, 2026.

6. The Taxpayer provided additional information to the Department after the certification of the tax bill to show additional economic obsolescence should be allowed. The Department reviewed the financial information showing a negative operating income, and other economic factors, and agreed to place more weight on the income indicator of value. The Department recommended a reduction in taxable value from $150,000,000 to $125,000,000. The Taxpayer agreed to the recommendation.

7. Any finding of fact above construed to constitute a conclusion of law is adopted as such to the same extent as if originally so denominated.

CONCLUSIONS OF LAW

1. The notice of appeal was timely filed by the Taxpayer, and the State Board has jurisdiction to determine this matter.

2. The State Board, pursuant to NAC 361.682, agreed to reconsider the matter.

3. The Department and the Commission are administrative agencies or bodies created pursuant to Title 32 of the Nevada Revised Statutes.

4. The revised, apportioned value of the centrally assessed property calculated by the Department reflects the value of the Taxpayer's property pursuant to NRS 361.320.

5. Any conclusion of law above construed to constitute a finding of fact is adopted as such to the same extent as if originally so denominated.

DECISION

The Petition of the Taxpayer is granted based on the above Findings of Fact and Conclusions of Law. The Department is instructed to correct the central assessment roll by adjusting the assessed valuation of the subject property as follows:

2025-2026 UNSECURED ROLL VALUE:

	Taxable Value		**Assessed Value**	
	Certified by the Nevada Tax Commission	**Revised By State Board of Equalization**	**Certified by the Nevada Tax Commission**	**Revised by State Board of Equalization**
System Value	**$150,000,000**	**$125,000,000**	**$2,083,000**	**$1,736,000**

BY THE STATE BOARD OF EQUALIZATION THIS _____ DAY OF OCTOBER, 2026.

_____

XXXX, Secretary

EXAMPLE OF AGRICULTURAL DESIGNATION; FINDING OF USE SUFFICIENT EVIDENCE TO OVERTURN ASSESSOR

In the Matter of	**)**	
Farm and Ranch Trust	**)**	**Case No. 26-567**
Parcel No. 162-01	**)**	

NOTICE OF DECISION

Appearances

Tax representatives and witnesses appeared on behalf of Farm & Ranch Trust (Taxpayer).

Deputies appeared on behalf of Alfalfa County Assessor's Office (Assessor).

Summary

The matter of the Taxpayer's petition for review of property valuations within Alfalfa County, Nevada, came before the State Board of Equalization (State Board) for hearing in Gopher, Nevada, on September 30, 2026 after due notice to the Taxpayer and the Assessor.

The Taxpayer appealed the determination of the Assessor that the subject property had been converted from an agricultural use thus causing deferred taxes to be billed. The Assessor contended that under NRS 361A.031, the owner's request to be annexed into the City of Homestead constituted a conversion to a higher use because the annexation caused a rezoning to a higher density. Taxpayer asserted the property remains a working ranch and is entitled to the agricultural use designation. Taxpayer further asserted; annexation is not a change in zoning but only a change in jurisdiction.

The State Board, having considered all evidence, documents and testimony pertaining to the valuation of the property in accordance with NRS 361.227, hereby makes the following Findings of Fact, Conclusions of Law, and Decision.

FINDINGS OF FACT

1) The State Board is an administrative body created pursuant to NRS 361.375.

2) The State Board is mandated to hear all appeals of property tax assessments pursuant to NRS 361A.273(2) and NRS 361.355.

3) The Taxpayer and the Assessor were given adequate, proper, and legal notice of the time and place of the hearing before the State Board, and the matter was properly noticed pursuant to the Open Meeting Law, at NRS 241.020.

4) The Taxpayer presented sufficient evidence to support a finding of use different from that determined by the Assessor.

5) The State Board found two pieces of evidence were dispositive of whether the property had been converted from an agricultural use. A letter from the Assistant City Manager of Development Services to the Homestead City Council dated October 22, 2024, found at circle page 66 stated "There is no change in land use or density as a result of annexation." A letter from Hazel Nutt, Community Development director for the City of Homestead dated July 21, 2024, found at circle page 68 stated a translation "table was designed to create a transfer of property from the unincorporated County to a City without any increase in zoning entitlement."

6) In addition, the State Board found the agricultural use assessment was designed to encourage agricultural use for as long as possible. The State Board also relied on the dicta of the court in *Convention Properties v. Washoe County Assessor,* 793 P.2d 1332 (June 28, 1990). *See circle page 48, footnote 2.*

7) The State Board found the request for annexation into the City of Homestead by the Taxpayer did not result in a conversion to a higher use and the subject property continues to be eligible for the agricultural use designation.

8) Any finding of fact above construed to constitute a conclusion of law is adopted as such to the same extent as if originally so denominated.

CONCLUSIONS OF LAW

1) The Taxpayer timely filed a notice of appeal, and the State Board has jurisdiction to determine this matter.

2) The Taxpayer and the Assessor are subject to the jurisdiction of the State Board.

3) The State Board has the authority to determine the taxable values in the State and to determine whether property has been converted to a higher use, pursuant to NRS 361A.273.

4) The subject property is properly designated as agricultural use property and deferred taxes are not due.

5) Any conclusion of law above construed to constitute a finding of fact is adopted as such to the same extent as if originally so denominated.

DECISION

The Petition of the Taxpayer is granted based on the above Findings of Fact and Conclusions of Law. The Alfalfa County Assessor is instructed to correct the assessment roll by calculating the taxable value based on agricultural use.

The Alfalfa County Comptroller is instructed to certify the assessment roll of the county consistent with this decision.

BY THE STATE BOARD OF EQUALIZATION THIS _____ DAY OF OCTOBER, 2026.

_____

XXXX, Secretary

EXAMPLE OF DOUBLE TAXATION JUSTIFYING LOWER VALUE

In the Matter of	**)**	
University of Goldmine	**)**	**Case No. 26-678**
Parcel No. 009	**)**	

NOTICE OF DECISION

Appearances

University of Goldmine (Taxpayer) did not make an appearance.

Deputy appeared on behalf of the Copper County Assessor's Office (Assessor).

Summary

The matter of the Taxpayer's petition for review of property valuations within Copper County, Nevada, came before the State Board of Equalization (State Board) for hearing in Metal City, Nevada, on August 4, 2026, after due notice to the Taxpayer and the Assessor. The Taxpayer appealed, directly to the State Board, the value of personal property placed on the 2025-2026 unsecured tax roll after December 15, 2025. The Taxpayer asserted certain leasehold improvement costs that were reported on the personal property declaration and subsequently placed on the unsecured roll were in fact the costs of leasehold improvements already included in the value of improvements on the secured tax roll. The Assessor agreed the reported personal property costs were already contained in the taxable value of the improvements and resulted in double taxation.

The State Board, having considered all evidence, documents and testimony pertaining to the valuation of the property in accordance with NRS 361.227, hereby makes the following Findings of Fact, Conclusions of Law, and Decision.

FINDINGS OF FACT

1) The State Board of Equalization is an administrative body created pursuant to NRS 361.375.

2) The State Board is mandated to hear all appeals of property tax assessments pursuant to NRS 361.360, including direct appeals of assessments of personal property placed on the unsecured tax roll after December 15 (NRS 361.360(3)).

3) The Taxpayer and the Assessor were given adequate, proper, and legal notice of the time and place of the hearing before the State Board of Equalization, and the matter was properly noticed pursuant to the Open Meeting Law. *See* NRS 241.020.

4) In lieu of an appearance, the Taxpayer filed Taxpayer's claim pursuant to NRS 361.385.

5) The Taxpayer and the Assessor presented sufficient evidence to support the removal of value from the 2025-2026 unsecured tax roll.

6) The evidence presented by the Taxpayer and Assessor indicates the value of certain leasehold improvements were already captured in the value of improvements on the 2025-2026 secured roll. The Assessor recommended a reduction in the taxable value of the personal property on the unsecured roll from $1,247,991 to $322,337 to avoid double taxation of the property. The State Board found the taxable value of the personal property on the 2025-2026 unsecured roll should be reduced in accordance with the Assessor's recommendation.

7) The assessed value as adjusted by the State Board is 35% of taxable value.

8) Any finding of fact above construed to constitute a conclusion of law is adopted as such to the same extent as if originally so denominated.

CONCLUSIONS OF LAW

1) The Taxpayer timely filed a notice of appeal, and the State Board has jurisdiction to determine this matter.

2) The Taxpayer and the Assessor are subject to the jurisdiction of the State Board of Equalization.

3) The State Board has the authority to determine the taxable values in the State.

4) The valuation as adjusted by the State Board results in the proper taxable value in accordance with NRS 361.227.

5) Any conclusion of law above construed to constitute a finding of fact is adopted as such to the same extent as if originally so denominated.

DECISION

The Petition of the Taxpayer is granted based on the above Findings of Fact and Conclusions of Law.

2025-2026 UNSECURED ROLL VALUE:

	Taxable Value		**Assessed Value**	
Parcel Number	**Established by County Assessor**	**Revised By State Board**	**Established by County Assessor**	**Revised by State Board**
643				
Personal Property	$1,247,991	$322,337	$436,797	$112,818
TOTAL	**$1,247,991**	**$322,337**	**$436,797**	**$112,818**

The Copper County Comptroller is to certify the assessment roll of the county consistent with this decision.

BY THE STATE BOARD OF EQUALIZATION THIS _____ DAY OF OCTOBER, 2026.

_____
XXXX, Secretary

EXAMPLE OF NO JURISDICTION DUE TO LATE FILING

In the Matter of	**)**	
	)	
Jean Cotton dba Four Seasons	**)**	
Parcel Identifier: 1234599	**)**	
Polyester County, Nevada	**)**	
PETITIONER	**)**	
	)	**Case No. 26-789**
Summer Linen	**)**	
Polyester County Assessor	**)**	
RESPONDENT	**)**	

NOTICE OF DECISION

Appearances

No one appeared on behalf of Ms. Cotton dba Four Seasons (Taxpayer).

Ms. Linen appeared on behalf of the Polyester County Assessor's Office (Assessor).

Summary

This case came before the State Board of Equalization (State Board) on an appeal by the Taxpayer of the 2025-2026 valuation of Taxpayer's personal property established by the Assessor. The Notice of Appearance to determine whether the State Board would accept jurisdiction of the case was heard by the State Board on September 19, 2026 in Cashmere, Nevada, after due notice to the Taxpayer and the Assessor.

Pursuant to NAC 361.7014, the Secretary to the State Board examined the petition of the Taxpayer and found the Taxpayer's appeal was for the tax year 2025-2026. *See Record, page 1*. The personal property was assessed on the unsecured roll on April 17, 2025, and may be appealed directly to the State Board pursuant to NRS 361.360(3). However, all such direct appeals must be filed no later than May 15, 2026. The direct appeal to the State Board was postmarked on July 1, 2026, and was six weeks late. Accordingly, the Secretary recommended to the State Board that the appeal be dismissed due to lack of jurisdiction.

The State Board, having considered all evidence, documents and testimony pertaining to the jurisdiction of the State Board in accordance with the requirements of NRS 361.360, hereby makes the following Findings of Fact, Conclusions of Law, and Decision

FINDINGS OF FACT

1) The State Board is an administrative body created pursuant to NRS 361.375.

2) The Taxpayer and the Assessor were given adequate, proper, and legal notice of the time and place of the hearing before the State Board, and the matter was properly noticed pursuant to the Open Meeting Law, at NRS 241.020. The Department provided evidence to show the Taxpayer received notice of the hearing. *See Tr., 9-19-15, p. 45, ll. 18-20; Record, SBE page 10.*

3) The State Board has jurisdiction to hear direct appeals from a taxpayer if the property was placed on the unsecured roll after December 15th pursuant to NRS 361.360(3) and if the appeal is filed no later than May 15th. In this case, the property was placed on the unsecured roll on April 17, 2025 and was eligible to be heard by the State Board as a direct appeal, however, the appeal was not filed until July 1, 2026 and was 46 days late. *See Record, SBE page 6.*

4) The State Board found the Taxpayer did not show substantial circumstances beyond the control of the Taxpayer as to why the Taxpayer did not file timely to the State Board, and declined to accept jurisdiction of the case. *See Tr., 9-19-15, p. 46, l. 9 through p. 47, l. 5.*

5) Any finding of fact above construed to constitute a conclusion of law is adopted as such to the same extent as if originally so denominated.

CONCLUSIONS OF LAW

1) The State Board has authority to determine whether it has jurisdiction to hear a matter. The State Board has the authority to determine matters necessary to carry out the power conferred on the State Board by statute. *Checker, Inc. et al. v. Public Serv. Comm'n,* 84 Nev. 623, 629-630,446 P.2d 981 (1968).

2) The Taxpayer failed to appear at the hearing. Pursuant to NAC 361.708, the State Board proceeded with the hearing.

3) The State Board found the Taxpayer did not show substantial circumstances beyond the control of the Taxpayer as to why the appeal was not first filed to the County Board, and declined to accept jurisdiction of the case. *First American Title Company v. State of Nevada*, 91 Nev. 804, 543 P2d 1344 (1975).

4) Any conclusion of law above construed to constitute a finding of fact is adopted as such to the same extent as if originally so denominated.

DECISION

Based on the foregoing Findings of Fact and Conclusions of Law, the State Board held it is without jurisdiction to hear the above referenced appeal by the Taxpayer. The Polyester County Comptroller is instructed to certify the assessment roll of the county consistent with this decision.

BY THE STATE BOARD OF EQUALIZATION THIS _____DAY OF OCTOBER, 2026.

_____

XXXX, Secretary

EXAMPLE OF NO JURISDICTION DUE TO FAILURE TO FIRST APPEAR AT CBE

In the Matter of	)	
	)	
Wendy Day	)	
Parcel Identifier: 5310496	)	
Rockslide County, Nevada	)	
PETITIONER	)	
	)	**Case No. 26-890**
Sandy Rhodes	)	
Rockslide County Assessor	)	
RESPONDENT	)	
	)	

NOTICE OF DECISION

Appearances

Wendy Day appeared on behalf of herself (Taxpayer).

Sandy Rhodes and Dusty Mountain appeared on behalf of the Rockslide County Assessor's Office (Assessor).

Summary

This case came before the State Board of Equalization (State Board) on an appeal by the Taxpayer of the 2025-2026 valuation of Taxpayer's personal property established by the Assessor. The Notice of Appearance to determine whether the State Board would accept jurisdiction of the case was heard by the State Board on August 13, 2026 in Open Sky, Nevada, after due notice to the Taxpayer and the Assessor.

Pursuant to NAC 361.7014, the Secretary to the State Board examined the petition of the Taxpayer and found the Taxpayer's appeal was for the tax year 2025-2026. *See Record, page 1*. The personal property was assessed on the unsecured roll on December 12, 2025, therefore a direct appeal to the State Board pursuant to NRS 361.360(3) is precluded. The appeal should have first been filed with the Rockslide County Board of Equalization (County Board) but was not. Accordingly, the Secretary recommended to the State Board that the appeal be dismissed due to lack of jurisdiction.

The State Board, having considered all evidence, documents and testimony pertaining to the jurisdiction of the State Board in accordance with the requirements of NRS 361.360, hereby makes the following Findings of Fact, Conclusions of Law, and Decision.

FINDINGS OF FACT

1) The State Board is an administrative body created pursuant to NRS 361.375.

2) The Taxpayer and the Assessor were given adequate, proper, and legal notice of the time and place of the hearing before the State Board, and the matter was properly noticed pursuant to the Open Meeting Law, at NRS 241.020. *See Record, SBE page 17.*

3) The subject property is a glider aircraft, tail number N12YZ, located at the Air Sailing Center, 42345 Muddy Ranch Road in Rockslide County, Nevada. *See Tr., 8-19-13, p. 41, ll. 2-6.*

4) The Taxpayer stated he had received no notice from the Assessor's office regarding the assessment; and that the address obtained from the FAA by the Assessor's office was incorrect. *See Tr., 8-13-13, p. 39, l. 25 through p.40, l. 20.*

5) The State Board has jurisdiction to hear direct appeals from a taxpayer if the property was placed on the unsecured roll after December 15th pursuant to NRS 361.360(3) as well as appeals from the action of a county board of equalization pursuant to NRS 361.400. In this case, the property was placed on the unsecured roll on December 12, 2025 and should have been appealed first to the County Board. The State Board found the property was placed on the unsecured roll on December 12, 2025 and therefore did not meet the criteria for a direct appeal. The State Board further found the Taxpayer did not first appeal to the County Board, and the County Board made no decision which could be appealed to the State Board.

6) The State Board found the Taxpayer did not show substantial circumstance beyond the control of the Taxpayer as to why the Taxpayer did not file timely to the County Board and declined to accept jurisdiction of the case. *See Tr., 8-13-13, p. 43, l. 17 through p. 44, l. 22.*

7) Any finding of fact above construed to constitute a conclusion of law is adopted as such to the same extent as if originally so denominated.

CONCLUSIONS OF LAW

1) The State Board has authority to determine whether it has jurisdiction to hear a matter. The State Board has the authority to determine matters necessary to carry out the power conferred on the State Board by statute. *Checker, Inc. et al. v. Public Serv. Comm'n,* 84 Nev. 623, 629-630,446 P.2d 981 (1968).

2) The State Board found the Taxpayer did not show substantial circumstances beyond the control of the Taxpayer as to why the appeal was not first filed to the County Board and declined to accept jurisdiction of the case. *First American Title Company v. State of Nevada*, 91 Nev. 804, 543 P2d 1344 (1975).

3) Any conclusion of law above construed to constitute a finding of fact is adopted as such to the same extent as if originally so denominated.

DECISION

Based on the foregoing Findings of Fact and Conclusions of Law, the State Board held it is without jurisdiction to hear the above referenced appeal by the Taxpayer. The Rockslide County Comptroller is instructed to certify the assessment roll of the county consistent with this decision.

BY THE STATE BOARD OF EQUALIZATION THIS _____DAY OF OCTOBER, 2026.

_____

XXXX , Secretary

EXAMPLE OF REQUEST FOR RECONSIDERATION – DENIED

In the Matter of	**)**	
Mr. and Mrs. Active	**)**	**Case No. 26-901**
Parcel No. 29	**)**	

NOTICE OF DECISION

Petition for Reconsideration

Appearances

Tax Representative appeared on behalf of Mr. and Mrs. Active (Taxpayers).

Summary

The matter of the Taxpayers' Petition for Reconsideration of the State Board's decision on the Taxpayers' property valuations within Snow County, Nevada, came before the State Board of Equalization (State Board) for hearing in Ski Slope, Nevada, on March 28, 2026, after notice dated February 20, 2026, to the Taxpayers and the Assessor was issued.

The matter was originally heard by the State Board on September 18, 2025, and a Notice of Decision letter was issued on November 20, 2025. The State Board received a Petition for Reconsideration on November 27, 2025. Taxpayers requested the State Board to reconsider information regarding comparable sales data, specifically the Juniper land sale and the sale of the subject property.

The State Board, having considered all evidence, documents and testimony pertaining to the Petition for Reconsideration hereby makes the following Findings of Fact, Conclusions of Law, and Decision.

FINDINGS OF FACT

1) The State Board is an administrative body created pursuant to NRS 361.375.

2) The State Board is mandated to hear all appeals of property tax assessments pursuant to NRS 361.360.

3) The Taxpayers and the Assessor were given adequate, proper, and legal notice of the time and place of the hearing before the State Board, and the matter was properly noticed pursuant to the Open Meeting Law, at NRS 241.020.

4) The State Board concluded in the Notice of Decision dated November 20, 2025, it has the authority to determine the taxable values in the State, and that the Subject Property is appraised, as adjusted by the County Board, at the proper taxable value in accordance with NRS 361.

5) The State Board found the Taxpayers did not present sufficient evidence to demonstrate the State Board had overlooked or misapprehended a material fact in the record or a material question of law.

6) The State Board found it had properly considered all of the information presented by the Taxpayers and Assessor at the prior hearing and correctly determined valuations of the Subject Property. The State Board specifically mentioned the Juniper Land sale in the Notice of Decision dated November 20, 2025. (*See also evidence at page WCA 19-30).* The evidence of the sale of the Subject Property appears at circle page 10 of the record and was considered by the State Board. *(See Transcript, page 11, lines 10-25).*

7) Any finding of fact above construed to constitute a conclusion of law is adopted as such to the same extent as if originally so denominated.

CONCLUSIONS OF LAW

1) The Taxpayers timely filed a Petition for Reconsideration, and the State Board has jurisdiction to determine this matter pursuant to NRS 233B.130(4).

2) The Taxpayers and the Assessor are subject to the jurisdiction of the State Board.

3) The State Board has the authority to determine if the above referenced matter should be reconsidered. The standard for review the State Board used was whether the State Board overlooked, misapplied, or failed to consider a statute, procedural rule, regulation, or decision directly controlling a dispositive issue in the case; or overlooked or misapprehended a material fact in the record.

4) The State Board concludes no material facts were overlooked and the State Board did not misapply or fail to consider a material question of law.

5) Any conclusion of law above construed to constitute a finding of fact is adopted as such to the same extent as if originally so denominated.

DECISION

The Taxpayers' Petition for Reconsideration is denied based on the above Findings of Fact and Conclusions of Law.

BY THE STATE BOARD OF EQUALIZATION THIS _____ DAY OF MAY, 2026.

_____

XXXX, Secretary

EXAMPLE OF REMAND TO DEVELOP THE RECORD

In the Matter of	**)**	
	)	
Canyon Restaurant Supply Company	**)**	
APN: 458-12-742-012	**)**	
Coyote County, Nevada	**)**	
PETITIONER	**)**	
	)	**Case No. 26-102**
Jessie James	**)**	
Coyote County Assessor	**)**	
RESPONDENT	**)**	
	)	
Appeal of the Decision of the	**)**	
COYOTE COUNTY	**)**	
BOARD OF EQUALIZATION	**)**	

ORDER OF REMAND

Appearances

Annie Oakley appeared on behalf of the Canyon Restaurant Supply Company (Taxpayer).

Jessie James appeared on behalf of the Coyote County Assessor's Office (Assessor).

Summary

The matter of the Taxpayer's petition for review of property valuations for the 2026-27 Secured Roll within Coyote County, Nevada, came before the State Board of Equalization (State Board) for hearing in Snakebite, Nevada, on June 26, 2026, after due notice to the Taxpayer and the Assessor.

The State Board, having considered all evidence, documents and testimony pertaining to the valuation of the property in accordance with NRS 361.227, hereby makes the following Findings of Fact, Conclusions of Law, and Decision.

FINDINGS OF FACT

1) The State Board is an administrative body created pursuant to NRS 361.375.

2) The State Board is mandated to hear all appeals of property tax assessments pursuant to NRS 361.360 and NRS 361.400.

3) The Taxpayer and the Assessor were given adequate, proper, and legal notice of the time and place of the hearing before the State Board, and the matter was properly noticed pursuant to the Open Meeting Law at NRS 241.020.

4) The subject properties consist of 43 finished vacant residential lots ranging in size from .14 to .22 acres, located in Placer Place on Parcel 24 in Snakebite, Coyote County, Nevada. *See Record, SBE pages 24; 47-49; Tr., 6-26-15, p. 137, ll. 1-4.*

5) The Coyote County Board of Equalization (County Board) ordered the total taxable value for the subject properties of $2,010,500 plus common element of $181,764, or a base lot value of

$35,000 with a 10% subdivision discount, be upheld for the 2014-2015 secured roll. *See Record, SBE pages 15, 31; Tr. 6-26-15, p. 137, ll. 4-7.*

6) The State Board found the County Board provided an insufficient record to review and upon which to make a decision. *See Tr., 6-26-15, p. 144, l. 3 through p. 146, l. 2; p. 149, l. 19 through p. 150, l. 10.*

7) The State Board remanded the case to the County Board to consider the appeal of the Taxpayer, and to develop an adequate record which shows the evidence and testimony on which the County Board relied to make its decision. *See Tr., 6-26-15, p. 154, l.3 through p. 155, l. 12.*

8) Any finding of fact above construed to constitute a conclusion of law is adopted as such to the same extent as if originally so denominated.

CONCLUSIONS OF LAW

1) The Taxpayer timely filed a notice of appeal, and the State Board accepted jurisdiction to determine this matter.

2) The State Board has authority to determine whether it has jurisdiction to hear a matter. The State Board has the authority to determine matters necessary to carry out the power conferred on the State Board by statute. *Checker, Inc. et al. v. Public Serv. Comm'n,* 84 Nev. 623, 629-630,446 P.2d 981 (1968).

3) The State Board has the authority to remand a case to the county board of equalization if it determines the record of a case on appeal is inadequate because of an act or omission of the county assessor, district attorney, or county board of equalization. *See NRS 361.360(6).*

4) The State Board has the authority to direct the county board to develop an adequate record within 30 days after the remand. *See NRS 361.360(6).*

5) Any conclusion of law above construed to constitute a finding of fact is adopted as such to the same extent as if originally so denominated.

ORDER

The Coyote County Board of Equalization is instructed to hold a hearing to review the record of this matter and any supplemental evidence presented by the parties. Based on this review, the County Board is instructed to determine the taxable value of the subject property.

The Coyote County Board is further instructed to hold the hearing within 30 days of receipt of this Order and to supplement the record for State Board case number 25-102 no later than 15 days after the hearing is held with the County Board's findings of fact and conclusions of law.

BY THE STATE BOARD OF EQUALIZATION THIS _____DAY OF AUGUST, 2026.

_____

XXXX, Secretary

EXAMPLE OF UPHOLD COUNTY BOARD IN FINDING OF NO JURISDICTION

In the Matter of	)	
	)	
On The Run, LLC	)	
APN: 131-16-142-009	)	
Bar County, Nevada	)	
PETITIONER	)	
	)	**Case No. 26-125**
Ida Lawman	)	
Bar County Assessor	)	
RESPONDENT	)	
	)	
Appeal of the Decision of the	)	
BAR COUNTY	)	
BOARD OF EQUALIZATION	)	

NOTICE OF DECISION

Appearances

Bonnie Clyde appeared on behalf of On The Run, LLC (Taxpayer).

Ida Lawman and Tray Tore appeared on behalf of the Bar County Assessor's Office (Assessor).

Summary

This case came before the State Board of Equalization (State Board) on an appeal by the Taxpayer of the 2025-2026 valuation of Taxpayer's real property established by the Assessor. The Notice of Appearance to determine whether the State Board would accept jurisdiction of the case was heard by the State Board on July 17, 2026 in Hideout, Nevada, after due notice to the Taxpayer and the Assessor.

Pursuant to NAC 361.7014, the Secretary to the State Board examined the petition of the Taxpayer and found the Taxpayer's appeal was for the tax year 2026-2027. *See Record, page 1.* Although the appeal was filed timely to the State Board, the Taxpayer did not file timely with the Bar County Board of Equalization (County Board) because no agent authorization was received by the County Board within 48 hours of the deadline for appeal on January 15, 2026. The County Board did not accept jurisdiction to hear the case. *See Tr.,7-17-15, p. 227, l. 17 through p. 228, l. 14, Record, SBE pages 14 and 30.* Accordingly, the Secretary recommended to the State Board that the appeal be dismissed due to lack of jurisdiction.

The State Board, having considered all evidence, documents and testimony pertaining to the jurisdiction of the State Board in accordance with the requirements of NRS 361.360, hereby makes the following Findings of Fact, Conclusions of Law, and Decision

FINDINGS OF FACT

1) The State Board is an administrative body created pursuant to NRS 361.375.

2) The Taxpayer and the Assessor were given adequate, proper, and legal notice of the time and place of the hearing before the State Board, and the matter was properly noticed pursuant to the Open Meeting Law, at NRS 241.020. *See Record, SBE page 32.*

3) Pursuant to NRS 361.360 (1), any taxpayer aggrieved at the action of the County Board of Equalization in equalizing, or failing to equalize, the value of his property, or property of others, or a county assessor, may file an appeal with the State Board of Equalization on or before March 10 in the current assessment year. The appeal to the State Board was postmarked on March 10, 2026, and was timely filed.

4) Pursuant to NRS 361.340(11), every appeal to the County Board must be filed not later than January 15th. Although an agent filed a petition with the County Board on January 14, 2026, no agent authorization allowing a representative to file on the Taxpayer's behalf was timely received. The County Board did not accept jurisdiction to hear the Taxpayer's appeal because it was not properly filed. *See Record, pages 14 and 30; Tr., 7-17-15, p. 227, l. 17 through p. 228, l. 7; p. 230, ll. 6-22.*

5) The State Board found the County Board's decision to not take jurisdiction was supported by substantial evidence. *See Tr., 7-17-15, p. 228, ll. 1-22.*

6) The State Board affirmed the decision of the County Board. *See Tr., 7-17-15, p. 237, l. 20 through p. 238, l. 17.*

7) Any finding of fact above construed to constitute a conclusion of law is adopted as such to the same extent as if originally so denominated.

CONCLUSIONS OF LAW

1) The Taxpayer timely filed a notice of appeal, and the State Board accepted jurisdiction to determine this matter.

2) The Taxpayer and the Assessor are subject to the jurisdiction of the State Board.

3) Substantial evidence is defined as "what a reasonable mind might accept as adequate to support a conclusion." *Bing Construction Co., v. Department of Taxation, 109 Nev. 275, 278 (1993).* Based on the State Board's finding that the County Board's decision to not take jurisdiction was supported by substantial evidence, and the Taxpayer did not overcome the burden to show the County Board's decision was not supported by substantial evidence, the State Board upheld the decision of the County Board.

4) Any conclusion of law above construed to constitute a finding of fact is adopted as such to the same extent as if originally so denominated.

DECISION

The Petition of the Taxpayer is denied based on the above Findings of Fact and Conclusions of Law. The Bar County Comptroller is instructed to certify the assessment roll of the county consistent with this decision.

BY THE STATE BOARD OF EQUALIZATION THIS _____DAY OF SEPTEMBER, 2026.

_____

XXXX, Secretary

EXAMPLE OF STIPULATED AGREEMENT

In the Matter of	)	
	)	
Gone Fishing, LLC	)	
APN: 123-789-52	)	
Catfish County, Nevada	)	
PETITIONER	)	
	)	**Case No. 26-321**
Ray Finn	)	
Catfish County Assessor	)	
RESPONDENT	)	
	)	
Appeal of the Decision of the	)	
CATFISH COUNTY	)	
BOARD OF EQUALIZATION	)	

NOTICE OF DECISION

Appearances

Jack Dempsey and John Dory of Trout Law, LLP, appeared on behalf of Gone Fishing, LLC (Taxpayer).

Barb Pike, Nevada Department of Taxation, and Ray Finn appeared on behalf of the Catfish County Assessor's Office (Assessor).

Summary

The matter of the Taxpayer's petition for review of renewable energy property valuations came before the State Board of Equalization (State Board) for hearing in Barracuda, Nevada, August 6, 2026, after due notice to the Taxpayer and the Department.

At the hearing on August 6, 2026, the parties proposed to settle the matter and presented a stipulated agreement for review and approval by the State Board. *See Tr., 8-6-15 p. 204, ll.1-6; Record, Stipulation.* The State Board moved to approve the stipulated agreement proposed by the parties. *See Tr., 8-6-15, p. 206, l. 21 through p. 207, l. 8.*

DECISION

The State Board, having considered all evidence, documents and testimony, hereby approves the taxable values proposed by the parties for the subject property, case number 16-321.

The Assessor is instructed to correct the assessment roll by adjusting the assessed valuation of the subject property as follows:

2026-2027 Secured Roll

	Taxable Value		Assessed Value	
APN: 088-001-46	**Established by County Assessor**	**Revised By State Board**	**Established by County Assessor**	**Revised by State Board**
Land	$5,256,923	$4,952,000	$1,839,923	$1,733,200

Improvements	$115,000,000	$20,000,000	$40,250,000	$7,000,000
Improvements –Wind Turbine Generators and Substation	0	$150,000,000	0	$52,500,000
Total	**$120,256,923**	**$174,952,000**	**$42,089,923**	**$61,233,200**

2025-26 Unsecured Roll

	Taxable Value		**Assessed Value**	
APN: 088-001-46	**Established by County Assessor**	**Revised By State Board**	**Established by County Assessor**	**Revised by State Board**
Personal Property	$1,500,995	$1,500,995	$525,348	$525,348
Total	**$1,500,995**	**$1,500,995**	**$525,348**	**$525,348**

The Catfish County Comptroller is instructed to certify the assessment roll of the county consistent with this decision.

BY THE STATE BOARD OF EQUALIZATION THIS _____DAY OF OCTOBER, 2026.

_____
XXXX, Secretary

Statutes and Regulations

STATUTES AND REGULATIONS

The following internet links on the State of Nevada Legislative website https://leg.state.nv.us) are provided to the statutes and regulations governing Administrative Procedures, Appeals, Open Meeting Laws, and Property Taxes.

Nevada Revised Statutes (NRS)

CHAPTER 233B - NEVADA ADMINISTRATIVE PROCEDURE ACT
https://leg.state.nv.us/NRS/NRS-233B.html

CHAPTER 241 - MEETINGS OF STATE AND LOCAL AGENCIES
https://leg.state.nv.us/NRS/NRS-241.html

CHAPTER 361 - PROPERTY TAX
https://leg.state.nv.us/NRS/NRS-361.html

CHAPTER 361A - TAXES ON AGRICULTURAL REAL PROPERTY AND OPEN SPACE
https://leg.state.nv.us/NRS/NRS-361A.html

Nevada Administrative Code (NAC)

CHAPTER 361 - PROPERTY TAX
https://leg.state.nv.us/NAC/NAC-361.html

CHAPTER 361A - TAXES ON AGRICULTURAL REAL PROPERTY AND OPEN SPACE
https://leg.state.nv.us/NAC/NAC-361A.html

ITEM VI. 2 -
2025-2026 RATIO STUDY

STATE OF NEVADA

DEPARTMENT OF TAXATION

MAIN OFFICE
3850 Arrowhead Drive
Carson City, Nevada 89706

JOE LOMBARDO
Governor

GEORGE KELESIS
Chair, Nevada Tax Commission

SHELLIE HUGHES
Executive Director

May 22, 2025

Trent Tholen, Douglas County Assessor
PO Box 218
Minden, NV 89423

USPS & Certified mail: 9489 0090 0027 6499 2058 92

Re: Ratio Study

NEVADA TAX COMMISSION
NOTICE OF DECISION

The matter of the 2025-2026 Ratio Study for Douglas County, Humboldt County, Lyon County, Nye County and Washoe County, came before the Nevada Tax Commission (the "Commission") for consideration on May 7, 2025. This matter came before the Commission for approval.

DECISION

The Commission, having considered all evidence and testimony pertaining to the matter, hereby adopts the 2025-2026 Ratio Study for Douglas County, Humboldt County, Lyon County, Nye County and Washoe County as reported by the Department and made recommendations to the Assessors based on the findings and find no further action is required, pursuant to NRS 361.333.

FOR THE COMMISSION:

SHELLIE HUGHES
Executive Director
Nevada Department of Taxation

cc: Lorna Quisenberry, Supervisor of the Locally Assessed Properties

May 22, 2025

CERTIFICATE OF SERVICE

I hereby certify that on the 20, May, 2025 that I have this day served the foregoing document upon the taxpayer and/or their designated representative as listed below (if applicable) by mailing a copy thereof via both certified and regular mail, with postage prepaid and properly addressed to the last known address as follows:

Trent Tholen, Douglas County Assessor
PO Box 218
Minden, NV 89423

USPS & Certified mail: 9489 0090 0027 6499 2058 92

Hector Sepulveda
Administrative Assistant IV
Nevada Department of Taxation

STATE OF NEVADA

DEPARTMENT OF TAXATION

MAIN OFFICE
3850 Arrowhead Drive
Carson City, Nevada 89706

JOE LOMBARDO
Governor

GEORGE KELESIS
Chair, Nevada Tax Commission

SHELLIE HUGHES
Executive Director

May 22, 2025

Andy Heiser, Humboldt County Assessor
50 W 5th Street
Winnemucca, NV 89445

USPS & Certified mail: 9489 0090 0027 6499 2059 08

Re: Ratio Study

NEVADA TAX COMMISSION
NOTICE OF DECISION

The matter of the 2025-2026 Ratio Study for Douglas County, Humboldt County, Lyon County, Nye County and Washoe County, came before the Nevada Tax Commission (the "Commission") for consideration on May 7, 2025. This matter came before the Commission for approval.

DECISION

The Commission, having considered all evidence and testimony pertaining to the matter, hereby adopts the 2025-2026 Ratio Study for Douglas County, Humboldt County, Lyon County, Nye County and Washoe County as reported by the Department and made recommendations to the Assessors based on the findings and find no further action is required, pursuant to NRS 361.333.

FOR THE COMMISSION:

SHELLIE HUGHES
Executive Director
Nevada Department of Taxation

cc: Lorna Quisenberry, Supervisor of the Locally Assessed Properties

May 22, 2025

CERTIFICATE OF SERVICE

I hereby certify that on the 20, May, 2025 that I have this day served the foregoing document upon the taxpayer and/or their designated representative as listed below (if applicable) by mailing a copy thereof via both certified and regular mail, with postage prepaid and properly addressed to the last known address as follows:

Andy Heiser, Humboldt County Assessor
50 W 5th Street
Winnemucca, NV 89445

USPS & Certified mail: 9489 0090 0027 6499 2059 08

Hector Sepulveda
Administrative Assistant IV
Nevada Department of Taxation

STATE OF NEVADA

DEPARTMENT OF TAXATION

MAIN OFFICE
3850 Arrowhead Drive
Carson City, Nevada 89706

JOE LOMBARDO
Governor

GEORGE KELESIS
Chair, Nevada Tax Commission

SHELLIE HUGHES
Executive Director

May 22, 2025

Troy Villines, Lyon County Assessor
27 S Main Street
Yerington, NV 89447

USPS & Certified mail: 9489 0090 0027 6499 2059 15

Re: Ratio Study

NEVADA TAX COMMISSION
NOTICE OF DECISION

The matter of the 2025-2026 Ratio Study for Douglas County, Humboldt County, Lyon County, Nye County and Washoe County, came before the Nevada Tax Commission (the "Commission") for consideration on May 7, 2025. This matter came before the Commission for approval.

DECISION

The Commission, having considered all evidence and testimony pertaining to the matter, hereby adopts the 2025-2026 Ratio Study for Douglas County, Humboldt County, Lyon County, Nye County and Washoe County as reported by the Department and made recommendations to the Assessors based on the findings and find no further action is required, pursuant to NRS 361.333.

FOR THE COMMISSION:

SHELLIE HUGHES
Executive Director
Nevada Department of Taxation

cc: Lorna Quisenberry, Supervisor of the Locally Assessed Properties

May 22, 2025

CERTIFICATE OF SERVICE

I hereby certify that on the 20, May, 2025 that I have this day served the foregoing document upon the taxpayer and/or their designated representative as listed below (if applicable) by mailing a copy thereof via both certified and regular mail, with postage prepaid and properly addressed to the last known address as follows:

Troy Villines, Lyon County Assessor
27 S Main Street
Yerington, NV 89447

USPS & Certified mail: 9489 0090 0027 6499 2059 15

Hector Sepulveda
Administrative Assistant IV
Nevada Department of Taxation

STATE OF NEVADA

DEPARTMENT OF TAXATION

MAIN OFFICE
3850 Arrowhead Drive
Carson City, Nevada 89706

JOE LOMBARDO
Governor

GEORGE KELESIS
Chair, Nevada Tax Commission

SHELLIE HUGHES
Executive Director

May 22, 2025

Sheree Stringer, Nye County Assessor
160 N Floyd Drive
Pahrump, NV 89060

USPS & Certified mail: 9489 0090 0027 6499 2059 22

Re: Ratio Study

NEVADA TAX COMMISSION
NOTICE OF DECISION

The matter of the 2025-2026 Ratio Study for Douglas County, Humboldt County, Lyon County, Nye County and Washoe County, came before the Nevada Tax Commission (the "Commission") for consideration on May 7, 2025. This matter came before the Commission for approval.

DECISION

The Commission, having considered all evidence and testimony pertaining to the matter, hereby adopts the 2025-2026 Ratio Study for Douglas County, Humboldt County, Lyon County, Nye County and Washoe County as reported by the Department and made recommendations to the Assessors based on the findings and find no further action is required, pursuant to NRS 361.333.

FOR THE COMMISSION:

SHELLIE HUGHES
Executive Director
Nevada Department of Taxation

cc: Lorna Quisenberry, Supervisor of the Locally Assessed Properties

May 22, 2025

CERTIFICATE OF SERVICE

I hereby certify that on the 20, May, 2025 that I have this day served the foregoing document upon the taxpayer and/or their designated representative as listed below (if applicable) by mailing a copy thereof via both certified and regular mail, with postage prepaid and properly addressed to the last known address as follows:

Sheree Stringer, Nye County Assessor
160 N Floyd Drive
Pahrump, NV 89060

USPS & Certified mail: 9489 0090 0027 6499 2059 22

Hector Sepulveda
Administrative Assistant IV
Nevada Department of Taxation

STATE OF NEVADA

DEPARTMENT OF TAXATION

MAIN OFFICE
3850 Arrowhead Drive
Carson City, Nevada 89706

JOE LOMBARDO
Governor

GEORGE KELESIS
Chair, Nevada Tax Commission

SHELLIE HUGHES
Executive Director

May 22, 2025

Chris Sarman, Washoe County Assessor
1001 E 9th Street
Reno, NV 89512

USPS & Certified mail: 9489 0090 0027 6499 2059 39

Re: Ratio Study

NEVADA TAX COMMISSION
NOTICE OF DECISION

The matter of the 2025-2026 Ratio Study for Douglas County, Humboldt County, Lyon County, Nye County and Washoe County, came before the Nevada Tax Commission (the "Commission") for consideration on May 7, 2025. This matter came before the Commission for approval.

DECISION

The Commission, having considered all evidence and testimony pertaining to the matter, hereby adopts the 2025-2026 Ratio Study for Douglas County, Humboldt County, Lyon County, Nye County and Washoe County as reported by the Department and made recommendations to the Assessors based on the findings and find no further action is required, pursuant to NRS 361.333.

FOR THE COMMISSION:

SHELLIE HUGHES
Executive Director
Nevada Department of Taxation

cc: Lorna Quisenberry, Supervisor of the Locally Assessed Properties

May 22, 2025

CERTIFICATE OF SERVICE

I hereby certify that on the 20, May, 2025 that I have this day served the foregoing document upon the taxpayer and/or their designated representative as listed below (if applicable) by mailing a copy thereof via both certified and regular mail, with postage prepaid and properly addressed to the last known address as follows:

Chris Sarman, Washoe County Assessor
1001 E 9th Street
Reno, NV 89512

USPS & Certified mail: 9489 0090 0027 6499 2059 39

Hector Sepulveda
Administrative Assistant IV
Nevada Department of Taxation

NEVADA TAX COMMISSION
May 7, 2025

TOPIC:
Approval of 2025-2026 Ratio Study

AUTHORITY:
The Department conducts the Ratio Study in accordance with NRS 361.333. It requires the department to determine the ratio of the county derived assessed values, to the taxable value of the property that is determined by the Department through appraisals of individual parcels. If the ratio of the assessed value to taxable values falls between 32% and 36% it's in compliance with statute.

NRS 361.333 also obligates the Nevada Tax Commission to equalize property under its jurisdiction. Equalization is the process by which the commission ensures, "that all property subject to taxation within the county has been assessed as required by law".

RECOMMENDATION:
The Department recommends the adoption of the 2025-2026 Report of Assessment Ratio Study by the Nevada Tax Commission.

EXPLANATION:
There are two types of information the Commission considers determining whether property has been assessed equitably. The first comes from a ratio study, which is a statistical analysis designed to study the level and uniformity of the assessments. It's a quality control technique designed for mass appraisal. The second comes from a review to determine whether each county has adequate procedures in place to ensure that all property subject to taxation is being assessed in a correct and timely manner.

The ratio study, by law, must include the median ratio of the total property within each class of property in each county studied. It also must include two comparative statistics known as the overall ratio (also known as the aggregate ratio or weighted mean ratio) and the coefficient of dispersion (COD) of the median, for both the total property in each county and for each major class of property.

APPLICABLE STATUTES AND/OR REGULATIONS:

The 2025-2026 Ratio Study is conducted over a three-year cycle. The Counties reviewed for 2025-2026 are Washoe, Lyon, Nye, Douglas, and Humbolt Counties in accordance with NRS 361.333



NEVADA DEPARTMENT OF TAXATION

Division of Excise & Local Government Services

2025-2026 REPORT OF ASSESSMENT RATIO STUDY

2025 - 2026

Report of Assessment Ratio Study

Department of Taxation
Division of Excise & Local Government Services
3850 Arrowhead Drive
Carson City, NV 89706
Phone 775.684.2100

CONTENTS

2025-2026 REPORT OF ASSESSMENT RATIO STUDY

RATIO STUDY INTRODUCTION: AUTHORITY, OVERSIGHT, REPORTING 4
RATIO STUDY DESIGN PARAMETERS AND STANDARDS FOR ANALYSIS 5
RATIO STUDY CONCLUSIONS 7
PROCEDURAL / OFFICE REVIEW 8
LAND AND IMPROVEMENT FACTORS 8

RATIO STUDY STATISTICS TABLES

THREE YEAR STATISTICS ALL COUNTIES

AGGREGATE RATIOS 10
MEDIAN RATIOS 11
COEFFICIENTS OF DISPERSION 12
MEDIAN RELATED DIFFERENTIALS 13
OVERALL AGGREGATE RATIO AND MEDIAN – ALL AREAS (2024-25) 14
COEFFICIENTS AND MEDIAN RELATED DIFFERENTIAL – ALL AREAS (2024-25) 15

ALL APPRAISAL AREAS BY SUBJECT COUNTIES

AGGREGATE, MEDIAN AND COD BY COUNTY 16
ALL COUNTIES ALL APPRAISAL AREAS (2024-25) 22
STATEWIDE (2022-25) 23

COUNTY ABSTRACTS AND FINDINGS

DOUGLAS COUNTY 25
HUMBOLDT COUNTY 29
LYON COUNTY 33
NYE COUNTY 36
WASHOE COUNTY 39

INTRODUCTION: AUTHORITY, OVERSIGHT AND REPORTING

NRS 361.333 requires the Department to determine the ratio of the assessed value of each type or class of property, for which the county assessor has the responsibility of assessing in each county, to the taxable value of that property as determined by the Department through appraisals of individual parcels. The ratio is in compliance with statute if the ratio of assessed value to taxable value is less than 32 percent or more than 36 percent. *See NRS 361.333(5)(c).*

Under NRS 361.333, the Nevada Tax Commission is obligated to equalize property under its jurisdiction. Equalization is the process by which the Commission ensures "that all property subject to taxation within the county has been assessed as required by law."[1]

There are two types of information the Commission considers in determining whether property has been assessed equitably. The first comes from a ratio study, which is a statistical analysis designed to study the level and uniformity of the assessments. The second type of information comes from a review to determine whether each county has adequate procedures to ensure that all property subject to taxation is being assessed in a correct and timely manner.

It is important to note that the statistical analysis required by NRS 361.333 is a quality control technique designed for mass appraisal. Mass appraisal, like single-property appraisal, is a "systematic method for arriving at estimates of value."[2] The difference between mass appraisal and single-property appraisal is only a matter of scope:

> *Mass appraisal models have more terms because they attempt to replicate the market for one or more land uses across a wide geographic area. Single-property models, on the other hand, represent the market for one kind of land use in a limited area.*
>
> *Quality is measured differently in mass appraisal and single-property appraisal. The quality of a single-property appraisal is measured against a small number of comparable properties that have sold. The quality of mass appraisals is measured with statistics developed from a sample of sales in the entire area appraised by the model.*[3]

Typically, mass appraisal techniques using valuation models for groups and classes of property are used by county assessors to determine taxable value. For example, mass appraisal techniques for land valuation are described in NAC 361.11795, and reference the use of base lot values as benchmarks for valuing properties within a stratum. In addition, an assessor is required to use the IAAO "Standard on Automated Valuation Models" when developing mass appraisal models, pursuant to NAC 361.1216.

[1] NRS 361.333(4)(a) "The board of county commissioners and the county assessor, or their representatives, shall present evidence to the Nevada Tax Commission of the steps taken to ensure that all property subject to taxation within the county has been assessed as required by law." Compare this statutory requirement to the International Association of Assessing Officers definition of equalization: "The process by which an appropriate governmental body attempts to ensure that property under its jurisdiction is appraised equitably at market value or as otherwise required by law."

[2] Eckert, Joseph K., Ed., Property Appraisal and Assessment Administration (IAAO: Chicago, 1990), p. 35.

[3] Ibid.

NRS 361.333(2) permits the Department to conduct a ratio study on smaller groups of counties instead of the entire state in any one year. The ratio study is therefore conducted over a three-year cycle. The counties reviewed for 2025-2026 are Douglas, Humboldt, Lyon, Nye, and Washoe.

If inequity or bias is discovered, NRS 361.333 provides the Nevada Tax Commission the authority to apply factors designed to correct inequitable conditions to classes of property or it may order reappraisal, the goal of which is to ensure that each of the classifications of real and personal property is assessed between 32% and 36% of taxable value. In addition, NRS 360.215 authorizes the Department of Taxation to assist county assessors in appraising property which the ratio study shows to need reappraisal. The Department also consults on the development and maintenance of standard assessment procedures to ensure that property assessments are uniformly made.

RATIO STUDY DESIGN PARAMETERS AND STANDARDS FOR ANALYSIS

A "ratio study" is "designed to evaluate appraisal performance by comparing the estimate of assessed value produced by the assessor on each parcel in the sample to the estimate of taxable value produced by the Department. The comparison is called a "ratio."

The appraisals conducted by the Department comprise a *sample* of the *universe or population* of all properties within the jurisdiction being reviewed. From the information about the *sample*, the Department *infers* what is happening to the population.

The Department examines the ratio information for *appraisal level* and *appraisal uniformity.* Appraisal level compares how close the assessor's estimate of assessed value is to the legally mandated standard of 35% of taxable value. Appraisal level is measured by a descriptive statistic called a *Measure of Central Tendency.* A Measure of Central Tendency, such as the Mean, Median, or Aggregate Ratio, is a single number or value that describes the center or the middle of a set of data. In the case of this ratio study, the median describes the middle of the array of all ratios comparing the assessed value to the taxable value established for each parcel.

Assessment Uniformity refers to the degree to which different properties are assessed at equal percentages of taxable value. If taxable value could be described as the center of a "target," then Assessment Uniformity looks at how much dispersion or distance there is between each ratio and the "target." The statistical measure known as the Coefficient of Dispersion (COD) measures uniformity or the distance from the "target."

The ratio study, by law, must include the Median Ratio of the total property within each subject county and each class of property. The study must also include two comparative statistics known as the Overall Ratio (also known as the Aggregate Ratio or Weighted Mean Ratio) and the Coefficient of Dispersion (COD) of the median, for both the total property in each subject county and for each major class of property within the county. NRS 361.333 (5)(c) defines the major classes of property as:

I. Vacant land;
II. Single-family residential;
III. Multi-residential;
IV. Commercial and industrial; and
V. Rural

In addition, the statistics are calculated specifically for improvements, land, and total property values.

The Median is a statistic describing the Measure of Central Tendency of the sample. It is the middle ratio when all the ratios are arrayed in order of magnitude and divides the sample into two equal parts. The Median is the most widely used Measure of Central Tendency by equalization agencies because it is less affected by extreme ratios or "outliers," and is therefore the preferred measure for monitoring appraisal performance or evaluating the need for a reappraisal.[4] NRS 361.333(5)(c) states that under- or- over assessment may exist if the median of the ratios falls in a range less than 32% or more than 36%.

The Department calculates the Overall or Aggregate Ratio by dividing the total assessed value of all the observations (parcels) in the sample by the total taxable value of all the observations (parcels) in the sample. This produces a ratio weighted by dollar value. Because of the weight given to each dollar of value, parcels with higher values exert more influence than parcels with lower values. The Aggregate Ratio helps identify under or over assessment of higher valued property. For instance, an unusually high Aggregate Ratio might indicate that higher valued property is over assessed or valued at a rate higher than other property. The statutory and regulatory framework does not dictate any range of acceptability for the Aggregate Ratio.

The COD is a measure of dispersion relating to the uniformity of the ratios and is calculated for all property, and each class of property, within the subject jurisdiction. The COD measures the deviation of the individual ratios from the Median Ratio as a percentage of the median and is calculated by (1) subtracting the median from each ratio; (2) taking the absolute value of the calculated differences; (3) summing the absolute differences; (4) dividing by the number of ratios to obtain the "average absolute deviation;" and (5) dividing by the median. The COD has "the desirable feature that its interpretation does not depend on the assumption that the ratios are normally distributed."[5] The COD is a relative measure and useful for comparing samples from different classes of property within, as well as among, counties.

In 2010, the Nevada Tax Commission adopted NAC 361.1216. The regulation adopted the *Standard on Automated Valuation Models*, September 2003 edition published by the International Association of Assessing Officers. The *Standard on Automated Valuation Models*, Section 8.4.2.1, discusses the Coefficient of Dispersion and Table 2 references Ratio Study Performance Standards with regard to the COD. The IAAO *Standard on Ratio Studies* states that "the smaller the measure, the better the uniformity, but extremely low measures can signal acceptable causes such as extremely homogeneous properties or very stable markets; or unacceptable causes such as lack of quality control, calculation errors, poor sample representativeness or sales chasing. Note that as market activity changes or as the complexity of properties increases, the measures of variability usually increase, even though appraisal procedures may be equally valid."[6]

The IAAO recommended ratio study performance standards are as follows:

Type of Property	COD
Single-family Residential	
Newer, more homogenous areas	5.0 to 10.0
Older, heterogeneous areas	5.0 to 15.0
Rural residential and seasonal	5.0 to 20.0

[4] International Association of Assessing Officers, Standard on Ratio Studies, (2013), p.13.

[5] Ibid.

[6] International Association of Assessing Officers, Standard on Ratio Studies, (2013), p. 13;28.

Type of Property	COD
Income-producing properties	
Larger, urban jurisdictions	5.0 to 15.0
Smaller, rural jurisdictions	5.0 to 20.0
Vacant land	5.0 to 25.0
Other real and personal property	Varies with local conditions[7]

RATIO STUDY CONCLUSIONS

The 2025-2026 Ratio Study presentation includes the comparison of the Median and Aggregate Ratios and the COD of all 17 counties required by NRS 361.333(1)(b)(1). These charts show the aggregate and median ratios and the Coefficient of Dispersion for the past three study years (2022-2026) across all counties for all properties.

Similar data is shown just for the counties in the 2025-2026 study year. Here the Aggregate and Median Ratios, the COD, and the Median Related Differential (MRD) are compared across types of property in the five counties. Data for each individual county is displayed for each type of property across all appraisal areas within the county, not just the reappraisal area. Department Finding and Recommendations, within the individual county Narratives, can be directly linked to the statistical results.

Median Related Differential

The Median Related Differential is a statistic that tends to indicate regressivity when it is above 1.03 and progressivity when it is below .98. It is an indication of whether high-value properties are appraised higher or lower than low-value properties. The standard is not an absolute when samples are small or when wide variations in prices exist. In that case, other statistical tests may be more useful. *This test is not required by statute.*

The chart on page 12 indicates that of the five counties studied in 2025-2026, regressivity is present in the individual property classes of Improvements, Improved Land, Vacant Land, Single Family Residence, Commercial/Industrial, and Rural Land and Improvements in all counties.

Progressivity or regressivity which occurred statewide, over the past three-year period, is listed on page 10. The statewide table shows presence of regressivity in the Vacant Land class of property.

Aggregate Ratio

The data for the Aggregate (Overall) Ratio, or Weighted Mean, shown on page 14 are within the acceptable standard range of 32% to 36% on a composite basis for the five counties studied in 2025-2026, with the following exceptions noted: Improved Land, Single-Family Residence, and Commercial/Industrial in Douglas County. Statewide Aggregate Ratios, over the past three-year period, are listed on page 10.

Aggregate Ratios within Personal Property (PP) typically are within acceptable standard range of 32% to 36%.

[7] International Association of Assessing Officers, Standard on Ratio Studies, (2013), p. 17; and Standard on Automated Valuation Models (2003), p. 28.

Median Ratio

The Median Ratios of assessed value to taxable value generally indicate over-or-undervaluation of those types of property taken within the entire appraisal jurisdiction. Median Ratios may be acceptable, yet inequity could still exist in pocket areas. However, this study makes these inferences for property groups within the jurisdiction, without regard to individual market areas. As noted above, for purposes of monitoring appraisal performance and for direct equalization, the median ratio is the preferred measure of central tendency.

The Median Ratios shown on page 11 indicate the appraisal level for all classes of property in each county included in this study, measured against the taxable value established by the Department, are within the acceptable standard range of 32% and 36% using the results of the sample taken by the Statewide Median Ratios, over the past three-year period, are listed on page 8.

Median Ratios within Personal Property typically are within acceptable standard Range of 32% to 36%.

Coefficient of Dispersion (COD)

The COD ratios, shown on page 12, for the five counties studied in 2025-2026, indicate the ratios for all property, and each class of property, within the jurisdictions are relatively uniform with the exceptions of land values in certain counties. The COD ratios reported are typically at the low end or below the IAAO range standards. The standards are more appropriate for comparison in market-based assessment systems than in Nevada's unique hybrid system.

PROCEDURAL / OFFICE REVIEW

NRS 361.333 (1)(b)(2) requires the Department to decide about whether each county has adequate procedures to ensure that all property subject to taxation is being assessed in a correct and timely manner, and to note any deficiencies. For the 2025-2026 Ratio Study, the Department reviewed assessors' procedures as part of the ratio study process.

LAND AND IMPROVEMENT FACTORS

Pursuant to NRS 361.260(5), the Department reviews assessments in areas where improvement factors are applied. None of the five counties in the ratio study are using improvement factors. All counties report that land is annually reappraised, making the land factor no longer applicable. Improvement Factors for the 2025-2026 tax year are available on the Taxation website at https://tax.nv.gov/ .

2025-2026

REPORT OF ASSESSMENT RATIO STUDY

STATISTICAL TABLES

NEVADA DEPARTMENT OF TAXATION
2025-2026 RATIO STUDY
AGGREGATE RATIOS

SUBJECT COUNTY	STUDY YEAR	ALL PROPERTY	IMPROVEMENTS	IMPROVED LAND	VACANT LAND	SINGLE FAMILY RESIDENCE	MULTI-FAMILY RESIDENCE	COMMERCIAL INDUSTRIAL	RURAL LAND & IMPROVEMENTS
CARSON CITY	2023	34.6	35.6	33.8	34.7	34.2	34.8	34.4	34.9
CHURCHILL	2023	33.8	33.5	34.3	31.9	34.4	33.3	34.2	33.5
CLARK	2024	34.4	34.6	34.0	34.4	34.7	33.7	34.4	35.1
DOUGLAS	2025	24.8	32.4	20.2	15.1	28.4	29.5	31.0	34.9
ELKO	2023	31.5	33.1	30.5	24.9	31.4	34.0	32.3	33.2
ESMERALDA	2024	30.7	30.3	30.4	34.5	29.4	32.8	26.2	33.2
EUREKA	2024	34.2	34.1	34.2	34.2	33.1	34.4	34.3	35.2
HUMBOLDT	2025	33.6	33.4	33.3	30.7	33.3	33.9	33.8	34.4
LANDER	2023	33.9	33.7	34.5	34.2	33.8	33.3	34.0	34.6
LINCOLN	2024	34.4	34.0	34.5	35.0	34.8	34.3	33.1	32.9
LYON	2025	34.8	34.9	34.7	34.7	34.9	34.7	34.9	34.4
MINERAL	2024	34.3	34.0	34.2	33.6	33.6	35.2	34.0	32.8
NYE	2025	34.6	34.1	34.7	34.7	34.8	34.1	33.4	35.7
PERSHING	2023	34.0	34.7	34.3	30.5	34.4	34.6	33.9	35.0
STOREY	2024	34.1	33.3	34.5	34.6	33.8	34.1	34.1	34.9
WASHOE	2025	34.0	34.2	33.5	33.3	34.5	34.6	34.0	35.0
WHITE PINE	2023	33.1	33.0	34.3	32.7	33.2	33.4	32.9	33.7
STATEWIDE	**2025**	32.9	33.8	32.1	32.1	33.1	33.5	33.6	34.5

NEVADA DEPARTMENT OF TAXATION
2025-2026 RATIO STUDY
MEDIAN RATIOS

SUBJECT COUNTY	STUDY YEAR	ALL PROPERTY	IMPROVEMENTS	IMPROVED LAND	VACANT LAND	SINGLE FAMILY RESIDENCE	MULTI-FAMILY RESIDENCE	COMMERCIAL INDUSTRIAL	RURAL LAND & IMPROVEMENTS
CARSON CITY	2023	34.6	35.1	34.5	33.4	34.3	34.8	34.8	35.0
CHURCHILL	2023	34.6	34.5	35.0	34.8	34.8	34.0	34.3	35.0
CLARK	2024	34.6	35.0	34.7	34.2	34.9	34.4	34.5	35.0
DOUGLAS	2025	32.9	33.6	32.1	32.3	32.4	32.6	34.6	35.0
ELKO	2023	32.5	33.7	34.0	21.9	32.4	32.7	33.0	35.0
ESMERALDA	2024	35.0	34.0	35.0	35.0	34.4	33.7	33.6	34.9
EUREKA	2024	33.5	33.9	33.7	33.9	32.7	33.5	33.9	35.0
HUMBOLDT	2025	33.7	33.7	35.0	33.2	33.7	34.0	33.9	34.7
LANDER	2023	34.1	33.7	34.8	34.3	34.2	33.4	34.1	35.0
LINCOLN	2024	34.5	34.4	34.7	34.5	34.7	34.0	34.0	35.0
LYON	2025	34.9	35.0	35.0	34.9	35.0	34.9	34.5	35.0
MINERAL	2024	33.8	33.5	35.0	34.1	33.6	33.3	34.6	34.6
NYE	2025	34.7	34.4	34.9	34.8	34.7	34.5	33.3	35.7
PERSHING	2023	34.5	34.5	34.8	33.7	34.4	34.4	34.3	35.0
STOREY	2024	34.1	33.6	35.0	35.0	33.6	33.4	34.8	35.0
WASHOE	2025	34.5	34.2	35.0	34.6	34.3	33.9	34.3	35.0
WHITE PINE	2023	33.6	33.5	34.9	32.8	33.7	34.1	33.5	34.9
STATEWIDE	2025	34.3	34.3	34.9	34.3	34.3	34.1	34.1	35.0

NEVADA DEPARTMENT OF TAXATION
2025-2026 RATIO STUDY
COEFFICIENTS OF DISPERSION

SUBJECT COUNTY	STUDY YEAR	ALL PROPERTY	IMPROVEMENTS	IMPROVED LAND	VACANT LAND	SINGLE FAMILY RESIDENCE	MULTI-FAMILY RESIDENCE	COMMERCIAL INDUSTRIAL	RURAL LAND & IMPROVEMENTS
CARSON CITY	2023	2.9	2.0	3.6	3.2	2.5	1.4	3.3	1.3
CHURCHILL	2023	3.9	3.1	2.1	7.5	2.5	1.7	1.6	1.4
CLARK	2024	2.3	2.6	3.0	3.2	2.0	2.3	2.0	0.8
DOUGLAS	2025	16.3	5.6	23.7	27.1	14.9	12.6	3.4	0.7
ELKO	2023	15.1	4.6	18.8	42.3	7.0	7.6	3.3	1.6
ESMERALDA	2024	5.4	6.0	3.9	2.7	6.8	2.3	9.2	4.3
EUREKA	2024	4.0	5.4	4.2	3.9	3.6	3.8	2.8	0.9
HUMBOLDT	2025	8.0	3.8	4.1	14.7	2.8	3.3	4.5	1.1
LANDER	2023	2.5	3.4	2.3	2.4	2.3	1.8	3.4	1.2
LINCOLN	2024	3.6	4.5	1.6	3.4	2.3	2.2	5.6	5.7
LYON	2025	1.1	1.7	1.0	1.2	0.7	1.5	1.2	1.0
MINERAL	2024	4.3	6.1	4.2	3.7	2.9	6.2	4.9	3.1
NYE	2025	2.0	2.7	1.7	1.5	1.7	2.0	2.3	1.4
PERSHING	2023	3.6	2.3	3.6	6.6	2.1	1.8	2.5	0.3
STOREY	2024	2.6	3.4	2.4	1.6	2.2	2.6	2.7	0.1
WASHOE	2025	3.2	2.7	1.8	5.1	2.6	2.7	2.7	0.0
WHITE PINE	2023	3.2	3.6	3.2	3.5	2.7	3.2	2.7	1.5
STATEWIDE	2025	5.2	3.8	5.1	8.3	4.3	4.0	3.4	1.6

NEVADA DEPARTMENT OF TAXATION
2025-2026 RATIO STUDY
MEDIAN RELATED DIFFERENTIALS

SUBJECT COUNTY	STUDY YEAR	ALL PROPERTY	IMPROVEMENTS	IMPROVED LAND	VACANT LAND	SINGLE FAMILY RESIDENCE	MULTI-FAMILY RESIDENCE	COMMERCIAL INDUSTRIAL	RURAL LAND & IMPROVEMENTS
CARSON CITY	2023	1.00	0.99	1.02	0.96	1.00	1.00	1.01	1.00
CHURCHILL	2023	1.02	1.03	1.02	1.09	1.01	1.02	1.00	1.04
CLARK	2024	1.01	1.01	1.02	0.99	1.01	1.02	1.00	1.00
DOUGLAS	2025	1.32	1.04	1.59	2.14	1.14	1.10	1.12	1.00
ELKO	2023	1.03	1.02	1.11	0.88	1.03	0.96	1.02	1.06
ESMERALDA	2024	1.14	1.12	1.15	1.01	1.17	1.03	1.28	1.05
EUREKA	2024	0.98	0.99	0.99	0.99	0.99	0.97	0.99	0.99
HUMBOLDT	2025	1.00	1.01	1.05	1.08	1.01	1.00	1.00	1.01
LANDER	2023	1.01	1.00	1.01	1.00	1.01	1.00	1.00	1.01
LINCOLN	2024	1.00	1.01	1.01	0.98	1.00	0.99	1.03	1.07
LYON	2025	1.00	1.00	1.01	1.01	1.00	1.01	0.99	1.02
MINERAL	2024	0.99	0.99	1.02	1.02	1.00	0.95	1.02	1.06
NYE	2025	1.00	1.01	1.01	1.00	1.00	1.01	1.00	1.00
PERSHING	2023	1.01	0.99	1.01	1.10	1.00	1.00	1.01	1.00
STOREY	2024	1.00	1.01	1.01	1.01	0.99	0.98	1.02	1.00
WASHOE	2025	1.01	1.00	1.04	1.04	1.00	0.98	1.01	1.00
WHITE PINE	2023	1.02	1.02	1.02	1.00	1.01	1.02	1.02	1.04
STATEWIDE	2025	1.04	1.01	1.09	1.07	1.04	1.02	1.01	1.01

NEVADA DEPARTMENT OF TAXATION
2025-2026 RATIO STUDY
ALL APPRAISAL AREAS

OVERALL (AGGREGATE) RATIO

		Class of Property						
Subject County	All Property	Improvements	Improved Land	Vacant Land	Single Family Residence	Multi-Family Residence	Commercial Industrial	Rural Land & Improvements
DOUGLAS	24.8	32.4	20.2	15.1	28.4	29.5	31.0	34.9
HUMBOLDT	33.6	33.4	33.3	30.7	33.3	33.9	33.8	34.4
LYON	34.8	34.9	34.7	34.7	34.9	34.7	34.9	34.4
NYE	34.6	34.1	34.7	34.7	34.8	34.1	33.4	35.7
WASHOE	34.0	34.2	33.5	33.3	34.5	34.6	34.0	35.0
ALL COUNTIES	31.1	33.5	28.2	28.9	31.8	32.1	33.0	35.0

MEDIAN RATIO

		Class of Property						
Subject County	All Property	Improvements	Improved Land	Vacant Land	Single Family Residence	Multi-Family Residence	Commercial Industrial	Rural Land & Improvements
DOUGLAS	32.9	33.6	32.1	32.3	32.4	32.6	34.6	35.0
HUMBOLDT	33.7	33.7	35.0	33.2	33.7	34.0	33.9	34.7
LYON	34.9	35.0	35.0	34.9	35.0	34.9	34.5	35.0
NYE	34.7	34.4	34.9	34.8	34.7	34.5	33.3	35.7
WASHOE	34.5	34.2	35.0	34.6	34.3	33.9	34.3	35.0
ALL COUNTIES	34.5	34.3	34.9	34.5	34.5	34.0	34.2	35.0

NEVADA DEPARTMENT OF TAXATION
2025-2026 RATIO STUDY
ALL APPRAISAL AREAS

COEFFICIENT OF DISPERSION (COD)

		Class of Property						
Subject County	All Property	Improvements	Improved Land	Vacant Land	Single Family Residence	Multi-Family Residence	Commercial Industrial	Rural Land & Improvements
DOUGLAS	16.3	5.6	23.7	27.1	14.9	12.6	3.4	0.7
HUMBOLDT	8.0	3.8	4.1	14.7	2.8	3.3	4.5	1.1
LYON	1.1	1.7	1.0	1.2	0.7	1.5	1.2	1.0
NYE	2.0	2.7	1.7	1.5	1.7	2.0	2.3	1.4
WASHOE	3.2	2.7	1.8	5.1	2.6	2.7	2.7	0.0
ALL COUNTIES	6.4	3.5	6.6	9.8	6.0	5.2	2.9	1.2

MEDIAN RELATED DIFFERENTIAL

		Class of Property						
Subject County	All Property	Improvements	Improved Land	Vacant Land	Single Family Residence	Multi-Family Residence	Commercial Indiustrial	Rural Land & Improvements
DOUGLAS	1.32	1.04	1.59	2.14	1.14	1.10	1.12	1.00
HUMBOLDT	1.00	1.01	1.05	1.08	1.01	1.00	1.00	1.01
LYON	1.00	1.00	1.01	1.01	1.00	1.01	0.99	1.02
NYE	1.00	1.01	1.01	1.00	1.00	1.01	1.00	1.00
WASHOE	1.01	1.00	1.04	1.04	1.00	0.98	1.01	1.00
ALL COUNTIES	1.11	1.03	1.24	1.19	1.08	1.06	1.04	1.00

DOUGLAS COUNTY
2025-2026 RATIO STUDY

ALL APPRAISAL AREAS

REAL PROPERTY	AGGREGATE RATIO	MEDIAN RATIO	COD MEDIAN	SAMPLE SIZE
COUNTYWIDE TOTAL PROPERTY	24.8%	32.9%	16.3%	127
COUNTYWIDE IMPROVEMENTS	32.4%	33.6%	5.6%	83
COUNTYWIDE IMPROVED LAND	20.2%	32.1%	23.7%	56
COUNTYWIDE VACANT LAND	15.1%	32.3%	27.1%	37
SINGLE FAMILY IMPROVEMENTS	32.0%	33.9%	6.8%	50
SINGLE FAMILY LAND	15.1%	19.6%	36.9%	23
SINGLE FAMILY TOTAL PROPERTY	28.4%	32.4%	14.9%	50
MULTIPLE FAMILY IMPROVEMENTS	31.3%	33.4%	3.6%	17
MULTIPLE FAMILY LAND	26.8%	32.1%	19.4%	17
MULTIPLE FAMILY TOTAL PROPERTY	29.5%	32.6%	12.6%	17
COMMERCIAL/INDUSTRIAL IMPROVEMENTS	32.3%	34.0%	3.4%	12
COMMERCIAL/INDUSTRIAL LAND	22.6%	35.0%	6.8%	6
COMMERCIAL/INDUSTRIAL TOTAL PROPERTY	31.0%	34.6%	3.4%	12
RURAL IMPROVEMENTS	34.8%	34.5%	2.1%	4
RURAL LAND	35.0%	35.0%	0.0%	10
RURAL TOTAL PROPERTY	34.9%	35.0%	0.7%	11
SECURED PERSONAL PROPERTY				
ALL SECURED	35.0%	35.0%	0.3%	18
AIRCRAFT	n/a	n/a	n/a	-
AGRICULTURAL	n/a	n/a	n/a	-
BILLBOARDS	n/a	n/a	n/a	-
COMMERCIAL/INDUSTRIAL	35.0%	35.0%	0.0%	12
MOBILE HOMES	34.0%	35.0%	0.8%	6
UNSECURED PERSONAL PROPERTY				
ALL UNSECURED	35.0%	35.0%	0.0%	33
AIRCRAFT	35.0%	35.0%	0.0%	12
AGRICULTURAL	n/a	n/a	n/a	-
BILLBOARDS	n/a	n/a	n/a	-
COMMERCIAL/INDUSTRIAL	35.0%	35.0%	0.1%	15
MOBILE HOMES	35.0%	35.0%	0.0%	6
TOTAL PERSONAL PROPERTY	35.0%	35.0%	0.1%	51

HUMBOLDT COUNTY
2025-2026 RATIO STUDY

ALL APPRAISAL AREAS

REAL PROPERTY	AGGREGATE RATIO	MEDIAN RATIO	COD MEDIAN	SAMPLE SIZE
COUNTYWIDE TOTAL PROPERTY	33.6%	33.7%	8.0%	99
COUNTYWIDE IMPROVEMENTS	33.4%	33.7%	3.8%	54
COUNTYWIDE IMPROVED LAND	33.3%	35.0%	4.1%	27
COUNTYWIDE VACANT LAND	30.7%	33.2%	14.7%	40
SINGLE FAMILY IMPROVEMENTS	33.7%	33.7%	2.6%	25
SINGLE FAMILY LAND	25.4%	34.7%	10.4%	8
SINGLE FAMILY TOTAL PROPERTY	33.3%	33.7%	2.8%	25
MULTIPLE FAMILY IMPROVEMENTS	33.9%	34.1%	3.3%	10
MULTIPLE FAMILY LAND	34.5%	34.6%	2.8%	7
MULTIPLE FAMILY TOTAL PROPERTY	33.9%	34.0%	3.3%	10
COMMERCIAL/INDUSTRIAL IMPROVEMENTS	33.7%	33.6%	6.1%	17
COMMERCIAL/INDUSTRIAL LAND	35.0%	35.0%	0.0%	7
COMMERCIAL/INDUSTRIAL TOTAL PROPERTY	33.8%	33.9%	4.5%	17
RURAL IMPROVEMENTS	34.4%	34.5%	0.2%	2
RURAL LAND	35.0%	35.0%	1.1%	5
RURAL TOTAL PROPERTY	34.4%	34.7%	1.1%	7
SECURED PERSONAL PROPERTY				
ALL SECURED	35.0%	35.0%	0.1%	24
AIRCRAFT	35.0%	35.0%	0.0%	2
AGRICULTURAL	35.0%	35.0%	0.0%	9
BILLBOARDS	n/a	0.0%	n/a	-
COMMERCIAL/INDUSTRIAL	35.0%	35.0%	0.1%	9
MOBILE HOMES	35.0%	35.0%	0.0%	4
UNSECURED PERSONAL PROPERTY				
ALL UNSECURED	35.0%	35.0%	4.8%	43
AIRCRAFT	35.0%	35.0%	0.0%	8
AGRICULTURAL	35.0%	35.0%	0.1%	10
BILLBOARDS	35.0%	35.0%	0.0%	2
COMMERCIAL/INDUSTRIAL	35.0%	35.0%	15.0%	9
MOBILE HOMES	34.6%	35.0%	5.0%	14
TOTAL PERSONAL PROPERTY	35.0%	35.0%	0.2%	67

LYON COUNTY
2025-2026 RATIO STUDY

ALL APPRAISAL AREAS

REAL PROPERTY	AGGREGATE RATIO	MEDIAN RATIO	COD MEDIAN	SAMPLE SIZE
COUNTYWIDE TOTAL PROPERTY	34.8%	34.9%	1.1%	114
COUNTYWIDE IMPROVEMENTS	34.9%	35.0%	1.7%	77
COUNTYWIDE IMPROVED LAND	34.7%	35.0%	1.0%	81
COUNTYWIDE VACANT LAND	34.7%	34.9%	1.2%	33
SINGLE FAMILY IMPROVEMENTS	35.1%	35.1%	0.8%	39
SINGLE FAMILY LAND	34.7%	35.0%	0.9%	39
SINGLE FAMILY TOTAL PROPERTY	34.9%	35.0%	0.7%	39
MULTIPLE FAMILY IMPROVEMENTS	34.7%	35.0%	1.9%	12
MULTIPLE FAMILY LAND	34.6%	34.9%	1.7%	12
MULTIPLE FAMILY TOTAL PROPERTY	34.7%	34.9%	1.5%	12
COMMERCIAL/INDUSTRIAL IMPROVEMENTS	34.9%	34.1%	2.5%	20
COMMERCIAL/INDUSTRIAL LAND	34.8%	34.8%	1.2%	20
COMMERCIAL/INDUSTRIAL TOTAL PROPERTY	34.9%	34.5%	1.2%	20
RURAL IMPROVEMENTS	34.1%	33.9%	1.3%	5
RURAL LAND	34.8%	35.0%	0.4%	10
RURAL TOTAL PROPERTY	34.4%	35.0%	1.0%	10
SECURED PERSONAL PROPERTY				
ALL SECURED	34.8%	35.0%	8.6%	7
AIRCRAFT	n/a	n/a	n/a	-
AGRICULTURAL	35.0%	35.0%	0.0%	4
BILLBOARDS	n/a	n/a	n/a	-
COMMERCIAL/INDUSTRIAL	35.0%	35.0%	0.0%	1
MOBILE HOMES	30.0%	24.5%	42.7%	2
UNSECURED PERSONAL PROPERTY				
ALL UNSECURED	35.0%	35.0%	0.0%	29
AIRCRAFT	35.0%	35.0%	0.1%	6
AGRICULTURAL	35.0%	35.0%	0.0%	6
BILLBOARDS	35.0%	35.0%	0.0%	1
COMMERCIAL/INDUSTRIAL	35.0%	35.0%	0.0%	11
MOBILE HOMES	35.0%	35.0%	0.0%	5
TOTAL PERSONAL PROPERTY	35.0%	35.0%	1.7%	36

NYE COUNTY
2025-2026 RATIO STUDY

ALL APPRAISAL AREAS

REAL PROPERTY	AGGREGATE RATIO	MEDIAN RATIO	COD MEDIAN	SAMPLE SIZE
COUNTYWIDE TOTAL PROPERTY	34.6%	34.7%	2.0%	125
COUNTYWIDE IMPROVEMENTS	34.1%	34.4%	2.7%	61
COUNTYWIDE IMPROVED LAND	34.7%	34.9%	1.7%	65
COUNTYWIDE VACANT LAND	34.7%	34.8%	1.5%	60
SINGLE FAMILY IMPROVEMENTS	34.8%	34.7%	1.8%	25
SINGLE FAMILY LAND	35.0%	35.0%	1.2%	25
SINGLE FAMILY TOTAL PROPERTY	34.8%	34.7%	1.7%	25
MULTIPLE FAMILY IMPROVEMENTS	34.1%	34.5%	2.6%	16
MULTIPLE FAMILY LAND	34.5%	34.6%	1.8%	16
MULTIPLE FAMILY TOTAL PROPERTY	34.1%	34.5%	2.0%	16
COMMERCIAL/INDUSTRIAL IMPROVEMENTS	33.2%	32.8%	2.4%	16
COMMERCIAL/INDUSTRIAL LAND	34.4%	34.5%	1.5%	16
COMMERCIAL/INDUSTRIAL TOTAL PROPERTY	33.4%	33.3%	2.3%	16
RURAL IMPROVEMENTS	35.6%	35.6%	2.4%	3
RURAL LAND	35.7%	35.8%	1.1%	8
RURAL TOTAL PROPERTY	35.7%	35.7%	1.4%	8
SECURED PERSONAL PROPERTY				
ALL SECURED	35.0%	35.0%	0.0%	10
AIRCRAFT	n/a	n/a	n/a	-
AGRICULTURAL	n/a	n/a	n/a	-
BILLBOARDS	n/a	n/a	n/a	-
COMMERCIAL/INDUSTRIAL	35.0%	35.0%	0.0%	10
MOBILE HOMES	n/a	n/a	n/a	-
UNSECURED PERSONAL PROPERTY				
ALL UNSECURED	35.0%	35.0%	0.2%	34
AIRCRAFT	35.0%	35.0%	1.2%	3
AGRICULTURAL	n/a	n/a	n/a	-
BILLBOARDS	35.0%	35.0%	0.0%	6
COMMERCIAL/INDUSTRIAL	35.0%	35.0%	0.1%	15
MOBILE HOMES	35.0%	35.0%	0.0%	10
TOTAL PERSONAL PROPERTY	35.0%	35.0%	0.1%	44

WASHOE COUNTY
2025-2026 RATIO STUDY

ALL APPRAISAL AREAS

REAL PROPERTY	AGGREGATE RATIO	MEDIAN RATIO	COD MEDIAN	SAMPLE SIZE
COUNTYWIDE TOTAL PROPERTY	34.0%	34.5%	3.2%	108
COUNTYWIDE IMPROVEMENTS	34.2%	34.2%	2.7%	80
COUNTYWIDE IMPROVED LAND	33.5%	35.0%	1.8%	19
COUNTYWIDE VACANT LAND	33.3%	34.6%	5.1%	24
SINGLE FAMILY IMPROVEMENTS	34.4%	34.4%	2.7%	40
SINGLE FAMILY LAND	34.7%	34.9%	2.5%	5
SINGLE FAMILY TOTAL PROPERTY	34.5%	34.3%	2.6%	40
MULTIPLE FAMILY IMPROVEMENTS	34.2%	33.9%	2.6%	15
MULTIPLE FAMILY LAND	32.9%	35.2%	1.7%	4
MULTIPLE FAMILY TOTAL PROPERTY	34.6%	33.9%	2.7%	15
COMMERCIAL/INDUSTRIAL IMPROVEMENTS	34.1%	34.2%	2.7%	25
COMMERCIAL/INDUSTRIAL LAND	32.6%	34.5%	2.5%	6
COMMERCIAL/INDUSTRIAL TOTAL PROPERTY	34.0%	34.3%	2.7%	25
RURAL IMPROVEMENTS	n/a	n/a	n/a	-
RURAL LAND	35.0%	35.0%	0.0%	4
RURAL TOTAL PROPERTY	35.0%	35.0%	0.0%	4
SECURED PERSONAL PROPERTY				
ALL SECURED	n/a	n/a	n/a	-
AIRCRAFT	n/a	n/a	n/a	-
AGRICULTURAL	n/a	n/a	n/a	-
BILLBOARDS	n/a	n/a	n/a	-
COMMERCIAL/INDUSTRIAL	n/a	n/a	n/a	-
MOBILE HOMES	n/a	n/a	n/a	-
UNSECURED PERSONAL PROPERTY				
ALL UNSECURED	35.0%	35.0%	0.1%	34
AIRCRAFT	35.0%	35.0%	0.1%	3
AGRICULTURAL	n/a	n/a	n/a	-
BILLBOARDS	n/a	n/a	n/a	-
COMMERCIAL/INDUSTRIAL	35.0%	35.0%	0.1%	23
MOBILE HOMES	35.0%	35.0%	0.0%	8
TOTAL PERSONAL PROPERTY	35.0%	35.0%	0.1%	34

ALL COUNTIES INCLUDED IN
2025-2026 RATIO STUDY

ALL APPRAISAL AREAS

REAL PROPERTY	AGGREGATE RATIO	MEDIAN RATIO	COD MEDIAN	SAMPLE SIZE
ALL COUNTIES TOTAL PROPERTY	31.1%	34.5%	6.4%	573
ALL COUNTIES IMPROVEMENTS	33.5%	34.3%	3.5%	355
ALL COUNTIES IMPROVED LAND	28.2%	34.9%	6.6%	248
ALL COUNTIES VACANT LAND	28.9%	34.5%	9.8%	194
SINGLE FAMILY IMPROVEMENTS	33.6%	34.5%	3.6%	179
SINGLE FAMILY LAND	25.2%	34.8%	10.8%	100
SINGLE FAMILY TOTAL PROPERTY	31.8%	34.5%	6.0%	179
MULTIPLE FAMILY IMPROVEMENTS	33.0%	34.0%	3.4%	70
MULTIPLE FAMILY LAND	29.7%	34.5%	7.1%	56
MULTIPLE FAMILY TOTAL PROPERTY	32.1%	34.0%	5.2%	70
COMMERCIAL/INDUSTRIAL IMPROVEMENTS	33.5%	33.8%	3.5%	90
COMMERCIAL/INDUSTRIAL LAND	30.3%	34.9%	2.0%	55
COMMERCIAL/INDUSTRIAL TOTAL PROPERTY	33.0%	34.2%	2.9%	90
RURAL IMPROVEMENTS	35.0%	34.3%	2.0%	14
RURAL LAND	35.1%	35.0%	0.8%	37
RURAL TOTAL PROPERTY	35.0%	35.0%	1.2%	40
SECURED PERSONAL PROPERTY				
ALL SECURED	35.0%	35.0%	1.1%	59
AIRCRAFT	35.0%	35.0%	0.0%	2
AGRICULTURAL	35.0%	35.0%	0.0%	13
BILLBOARDS	n/a	n/a	n/a	-
COMMERCIAL/INDUSTRIAL	35.0%	35.0%	0.1%	32
MOBILE HOMES	34.1%	35.0%	5.4%	12
UNSECURED PERSONAL PROPERTY				
ALL UNSECURED	35.0%	35.0%	1.3%	173
AIRCRAFT	35.0%	35.0%	0.1%	32
AGRICULTURAL	35.0%	35.0%	0.0%	16
BILLBOARDS	35.0%	35.0%	0.0%	9
COMMERCIAL/INDUSTRIAL	35.0%	35.0%	1.9%	73
MOBILE HOMES	34.8%	35.0%	1.6%	43
TOTAL PERSONAL PROPERTY	35.0%	35.0%	1.2%	232

STATEWIDE
2023-2026 RATIO STUDIES

ALL APPRAISAL AREAS

REAL PROPERTY	AGGREGATE RATIO	MEDIAN RATIO	COD MEDIAN	SAMPLE SIZE
STATEWIDE TOTAL PROPERTY	32.9%	34.3%	5.3%	1,835
STATEYWIDE IMPROVEMENTS	33.8%	34.3%	3.8%	1,175
STATEWIDE IMPROVED LAND	32.1%	34.9%	5.1%	1,122
STATEWIDE VACANT LAND	32.1%	34.3%	8.3%	579
SINGLE FAMILY IMPROVEMENTS	34.0%	34.5%	3.8%	553
SINGLE FAMILY LAND	30.1%	34.6%	6.8%	475
SINGLE FAMILY TOTAL PROPERTY	33.1%	34.3%	4.3%	554
MULTIPLE FAMILY IMPROVEMENTS	33.8%	34.2%	3.6%	259
MULTIPLE FAMILY LAND	32.6%	34.4%	6.5%	245
MULTIPLE FAMILY TOTAL PROPERTY	33.5%	34.1%	4.0%	259
COMMERCIAL/INDUSTRIAL IMPROVEMENTS	33.8%	34.1%	4.0%	306
COMMERCIAL/INDUSTRIAL LAND	33.1%	35.0%	2.5%	270
COMMERCIAL/INDUSTRIAL TOTAL PROPERTY	33.6%	34.1%	3.4%	308
RURAL IMPROVEMENTS	34.4%	34.3%	4.0%	55
RURAL LAND	35.1%	35.0%	0.8%	132
RURAL TOTAL PROPERTY	34.5%	35.0%	1.6%	135
SECURED PERSONAL PROPERTY				
ALL SECURED	35.1%	35.0%	1.1%	238
AIRCRAFT	35.0%	35.0%	0.0%	2
AGRICULTURAL	35.1%	35.0%	1.5%	33
BILLBOARDS	35.0%	35.0%	0.0%	1
COMMERCIAL/INDUSTRIAL	35.1%	35.0%	1.2%	121
MOBILE HOMES	34.6%	35.0%	0.9%	81
UNSECURED PERSONAL PROPERTY				
ALL UNSECURED	34.9%	35.0%	0.9%	506
AIRCRAFT	35.0%	35.0%	0.1%	56
AGRICULTURAL	35.0%	35.0%	0.2%	37
BILLBOARDS	35.0%	35.0%	0.0%	27
COMMERCIAL/INDUSTRIAL	34.7%	35.0%	1.4%	246
MOBILE HOMES	34.9%	35.0%	0.5%	140
TOTAL PERSONAL PROPERTY	34.9%	35.0%	1.0%	744

2025-2026

REPORT OF ASSESSMENT RATIO STUDY

COUNTY ABSTRACTS AND FINDINGS

DOUGLAS COUNTY NARRATIVE

2025-26 RATIO STUDY

The Assessor[1] annually reappraises all land and improvements. This includes the re-costing of improvements annually and physical inspection of 1/5 of the county each year, using aerial photography and physical inspections, to capture any new improvements added without permits within the last five years. This is the best practice for discovery of new improvements.

DEPARTMENT FINDINGS

Property Type	Sample Size	In Ratio	Out of Ratio	Exception Rate
LAND (Note 1)				
Vacant Land	38	37	1	3%
Single-Family Residential Land	23	17	6	26%
Multi-Family Residential Land	17	16	1	5%
Commercial and Industrial Land	7	0	0	0%
Agricultural Land	10	10	0	0%
IMPROVEMENTS				
Single Family Residential Improvements	50	50	0	0%
Multi-family Residential Improvements	17	17	0	0%
Commercial and Industrial Improvements	13	13	0	0%

(Note 1) Land: *See Finding 1*

Property Type	Sample Size Accounts Reviewed	Total Property Records Examined	Records In Ratio	Records Out of Ratio	Exception Rate
Personal Property	44	1546	1546	0	0%

[1] All references to the Assessor indicate the Assessor or the Assessor's staff

OBSERVATIONS AND SUMMARY

Transition: Douglas County is among the counties that has completed their transition from ADS and is now operating in GSA.

Staffing: Douglas County operates with five real property appraisers and one personal property appraiser. Four of the current appraisal staff are dual certified and two appraisers currently have only one certification.

Marshall and Swift: The Assessor uses Marshall and Swift costing manuals to value improvements. Upon review of prior ratio studies, the Department found quality class rankings have been previously reported as not being used consistently and accurately to classify the quality of buildings. The Assessor has been reviewing and adjusting inconsistent quality classes as discovered.

Minor Improvements: The Assessor continues to use lump sum visual site improvements (VSI) values for certain minor improvements. Lump sum values reflect a base sum of $1,000 and are ranked .5-6.0. A lump sum having the rank of 2.5 would have a value of $2,500. VSI is a multi-use “catch-all” category and in many cases the Assessor was not able to identify improvements being captured as VSI. Without a method of identifying and quantifying improvements valued as VSI, proper valuation is difficult to achieve. The assigned ranks are not consistent and do not accurately reflect the actual current costs of minor improvements, on the sample properties, such as fencing, paving, and landscaping. Costs are not adjusted due to changes in Marshall & Swift costs or Local & Current Cost Multipliers. The Assessor carried this practice forward with the transition to the GSA system. VSI vs actual cost differences are not considered significant in the overall value at this time, however, could become problematic in the future if not addressed. The Department recommends that the Assessor put procedures in place to identify those improvements which are subject to VSI costing with a method to adjust values as M&S costs and multipliers change so that a more accurate visual site inspection may be conducted, and accurate rankings assigned.

Land Valuation: Douglas County has widely varying market areas with sufficient sales data to use varying approved appraisal techniques for more accurate land valuation in most areas. To maintain compliance with N.R.S. 361.260 the Assessor must ensure land is analyzed and values are applied every year.

Due to staffing constraints and timing the Department reduced the sample size from our initial sample to complete the ratio study. While the sample was still statistically significant based on dispersion of results from the last ratio study, we had some concerns based on the sample conducted.

The Department believes that there are areas of concern based on land outliers found in the reduced sample size. The Department would like to work with the Assessor on an expanded sample in the coming year to more fully assess land values to make appropriate recommendations and applicable findings regarding the ratios.

Finding No. DO 2025-1

Criteria
NRS 361.227(1) Requires persons determining the taxable value of real property to appraise the full cash value of Vacant land as defined by NRS 361.025 which states that "Full cash value" means the most probable price which property would bring in a competitive and open market under all condition's requisite to a fair sale.

Condition
Eight parcels within the Ratio Study sample were assessed notably lower than full cash value causing the underassessment of land. Underassessed land was found in pocket areas of the county, including in neighborhoods still being developed as new areas prime for building or highly desirable. There were adequate sales to indicate large increases were needed in several areas and market conditions were present to indicate the real estate market will likely continue to increase.

Cause
In the areas in the sample Douglas County values are below market value. Market data indicates that land values should be increased using various approved approaches to determining land values. As a result, not adjusting +/- for market changes countywide creates inaccurate land values and inequity throughout the county. The more time that passes without adjusting +/- for market changes the further out of compliance land values become. The assessor took a more aggressive approach in valuing land in 2024 but not to the degree to reach full cash value in all areas.

Effect
Sales prices have not increased evenly across the county. Newer, more desirable, and up-and-coming neighborhoods have experienced larger increases in sales prices. The Assessor has not applied sufficient adjustments to reflect the current market, further widening the gap in full cash value identified in the previous ratio study.
Underassessment and inconsistency have created inequity throughout the county.

Recommendation
The Department recommends that the Assessor develops a comprehensive plan to address the issues found with land valuation. The current reduced sample indicate that there may be an issue with the land valuation in Douglas County. The department recommends that the Tax Commission under the Authority of N.R.S. 361.333.2 moves Douglas County into the counties in next year's Ratio Study. The Department will increase its sample based on the variability of this current study which will increase the sample size significantly. Based on this study and revaluation next year, if problems are not corrected, the Tax Commission may consider issuing a re-valuation order.

HUMBOLDT COUNTY NARRATIVE

2025-26 RATIO STUDY

All improvements are re-valued, and land is reappraised annually in Humboldt County. The Assessor[1] continues to physically inspect one-fifth of the county each year to capture any new improvements added without a permit within the previous five years.

DEPARTMENT FINDINGS

Property Type	Sample Size	In Ratio	Out of Ratio	Exception Rate
LAND				
Vacant Land	22	22	0	0%
Single-Family Residential Land	1	1	0	0%
Multi-Family Residential Land.	1	1	0	0%
Commercial and Industrial Land	1	1	0	0%
Agricultural Land	5	5	0	0%
IMPROVEMENTS				
Single Family Residential Improvements	27	27	0	0%
Multi-family Residential Improvements	12	12	0	0%
Commercial and Industrial Improvements (Note 1)	15	14	1	7%

Note 1: Commercial Improvements: Of the fifteen samples one outlier was found in the non-reappraisal area.

[1] All references to the Assessor mean the Assessor or the Assessor's staff

Property Type	Sample Size Accounts Reviewed	Total Property Records Examined	Records In Ratio	Records Out of Ratio	Exception Rate
Personal Property	44	707	707	0	0%

OBSERVATIONS AND SUMMARY

Transition: The assessor has fully converted to GSA without any issues or concerns.

Staffing: The Assessor's operates with a staff dedicated to both real property and personal property with a staff of appraisers consisting of three dual-certified appraisers, one personal property appraiser, and two real property appraisers.

Marshall and Swift & Minor Improvements: The assessor has transitioned to GSA and has rectified the costing issues that were discovered during the transition process while using ADS for minor improvements valued outside Marshall and Swift software.

The Assessor employs the preferred method of valuing all improvements based on what is on the parcel. The Department found one commercial improvement outlier in the non-reappraisal area consisting of property escaping taxation. The assessor is making the appropriate corrections to rectify this outlier.

Land: The assessor has completed and expanded a review of market areas and has stratified sales into smaller more comparable neighborhoods so that more appropriate stratification of sales can take place to produce more accurate land values. The assessor is currently reviewing large parcels from 450 acres.

The assessor has completed a historical analysis of large land parcels to include current sales, but the assessor has not expanded that to include similar counties as recommended by the department because of concerns with verifying sales that did not occur in the assessor's jurisdiction.

LYON COUNTY NARRATIVE

2025-26 RATIO STUDY

Lyon County revalues land, re-costs all improvements annually and conducts an aerial review of improvements in the one-fifth of the county, designated as the reappraisal area, each year to determine if a physical inspection is needed.

DEPARTMENT FINDINGS

Property Type	Sample Size	In Ratio	Out of Ratio	Exception Rate
LAND				
Vacant Land	33	33	0	0%
Single-Family Residential Land	39	39	0	0%
Multi-Family Residential Land	12	12	0	0%
Commercial and Industrial Land	20	20	0	0%
Agricultural Land	10	10	0	0%
IMPROVEMENTS				
Single Family Residential Improvements	39	39	0	0%
Multi-family Residential Improvements	12	12	0	0%
Commercial and Industrial Improvements	20	20	0	0%

Property Type	Sample Size Accounts Reviewed	Total Property Records Examined	Records In-Ratio	Records Out of Ratio	Exception Rate
Personal Property	44	1355	1355	0 (Notes)	0%

Notes: *Records Out of Ratio* reflect outliers after adjusting for computer system rounding differences.

CAMA: Lyon County moved to GSA in early 2021. The Assessor[1] continues to receive positive reviews of the system and is pleased with the software's features. The Assessor looks forward to providing a more transparent view of the appraisal process and assisting other counties considering a move to GSA.

Staffing: Lyon County has staff dedicated to both real property and personal property, with 3 appraisers being dual-certified, 2 real property certified appraisers, 1 personal property certified appraiser and 1 appraiser holding a temporary certificate. The Assessor ensures continuing education and training requirements are up to date.

New Construction: New construction is identified using county building permits and aerial imagery. Aerial imagery is conducted over the reappraisal area each year. Often, improvements are made without the need for or use of a county permit and are therefore not discovered until the reappraisal year for that property.

Land Valuation: The county conducts annual reappraisals of land throughout the county, with all real property appraisers being responsible for land valuations in their assigned areas. An analysis of large vacant parcels (40 acres and above) has remained relatively unchanged for many years. It is recommended that the Assessor continue conducting a historical sales analysis of large parcel sales to establish and defend nominal values. These values can be applied equitably to both government and privately owned land where comparable sales are not available and are unlikely to occur. Nominal value analysis should also be updated with new sales, if any, and re-evaluated periodically to ensure reasonable valuations are still present. Values should be updated accordingly. Additionally, an analysis to quantify adjustments to land should also be developed, reviewed, and updated periodically in compliance with NAC 361.1182. This will ensure staff equitably and uniformly assign nominal values and adjustments throughout the county.

NYE COUNTY NARRATIVE

2025-26 RATIO STUDY

All improvements are re-costed, and land is reappraised annually in Nye County. In addition, the Assessor[1] continues to physically inspect one-fifth of the county each year to capture any new improvements added without a permit within the previous five years. Nye County is the largest county in Nevada, with one office in Tonopah and another in Pahrump.

DEPARTMENT FINDINGS

Property Type	Sample Size	In Ratio	Out of Ratio	Exception Rate
LAND				
Vacant Land	60	60	0	0%
Single-Family Residential Land	25	25	0	0%
Multi-Family Residential Land	16	16	0	0%
Commercial and Industrial Land	16	16	0	0%
Agricultural Land (Note 1)	8	6	2	25%
IMPROVEMENTS				
Single Family Residential Improvements	25	25	0	0%
Multi-family Residential Improvements	16	16	0	0%
Commercial and Industrial Improvements	16	16	0	0%

NOTE 1: Agricultural Land: The two outliers listed above were both due to incorrect land values being applied to the Agricultural parcels. *See Finding No. NY 2025-01*

[1] All references to the Assessor mean the Assessor or the Assessor's staff.

Property Type	Sample Size Accounts Reviewed	Total Property Records Examined	Records In-Ratio	Records Out of Ratio	Exception Rate
Personal Property	44	401	398	7	1.75%

Note: *Records Out of Ratio* reflect outliers after adjusting for computer system rounding differences.

OBSERVATIONS AND SUMMARY

Ratio Study 2022-2023: Finding Number NY 2022-01 was addressed and corrected after the ratio study was completed.

CAMA System: Nye County has been using the DevNet system since transitioning from ADS. The county continues to work to get the system to function properly. Much effort and time has been spent by the Assessor troubleshooting various issues.

Staffing: Nye County has staff dedicated to both real property and personal property, covering both the Tonopah office and the Pahrump office. The Assessor conducts training within the office to better serve the residents of Nye County. Several staff members are dual certified in real and personal property.

Land Valuation: Nye County has two distinct market areas: Pahrump Valley, appraised by the Pahrump office, and the rest of the county, appraised by the Tonopah office. The Assessor currently conducts a ratio analysis for all of Pahrump Valley as a single market area, making a single adjustment. For all other areas valued by the Tonopah office, a mix of vacant land and improved land sales is used to determine values. The Assessor has made significant progress in utilizing DevNet's Land Module to value land throughout the county. Despite the Land Module's success, additional steps appear to be necessary to update the agricultural land values within the DevNet system. See Finding No. NY 2025-01.

Personal Property: Six of the seven outliers listed were due to incorrect data entry into the DevNet system. Entering an incorrect number at any step of the evaluation process causes issues throughout the entire calculation. Four of these six outliers were the result of duplicate entries for newly added assets. The Department recommends that the Assessor review all data entry to ensure proper taxation.

The remaining outlier was caused by an asset escaping taxation. The taxpayer added an asset to their declaration form, but it was not included in the account's taxable value. The Department recommends that the Assessor make all necessary additions and deletions to prevent accounts from being overtaxed or undertaxed and notify their DevNet representative of changes that need to be implemented.

There is also an issue with updating the website to enhance the ratio study's performance. The website is not updated by DevNet until closer to the new tax year. This issue resulted in assets that had not been fully depreciated on the Secured Roll having different assessed values than those planned for the upcoming tax year. While the roll has been closed by the Assessor, additional steps were required to confirm values. The Department recommends that the

Assessor explore whether DevNet can update the website earlier in the calendar year to expedite the completion of the state-mandated ratio study.

FINDINGS AND RECOMMENDATIONS

Finding No. NY 2025-01

Criteria
Agricultural Land Valuation must be calculated in accordance with NRS 361A.140(2) which states that the county assessors shall classify agricultural real property utilizing the definitions and applying the appropriate values published in the Tax Commission's bulletin.

Condition
Nye County applied the per acre value from the 2024-2025 Agricultural Land Bulletin to the 2025-2026 agricultural land values.

Cause
The Assessor's website shows no change in Ag values from 2024-25 to 2025-2026 land values despite there being numerous changes in proposed values from the prior year.

Effect
The per acre percentage increase change between the 2024-2025 and 2025-2026 tax years, including all AG land categories and classifications, range from -6.1% to 0%. This resulted in an over valuation of agricultural land. Because of the various agricultural land categories, the classifications within each category and the varying rates, the overall financial impact is unknown.

Recommendation

The Assessor has been made aware of this error. All Agricultural land values should reflect the proposed values in the 2025-2026 Tax Commission's bulletin. The Department recommends that the Assessor verify that Agricultural land values are properly transferred and calculated within each parcel annually.

WASHOE COUNTY NARRATIVE

2025-2026 RATIO STUDY

The Washoe County Assessor's Office appraises all real property within the County each year[1]. Historically, the County comprised five appraisal areas which are no longer valid due to annual re-appraisal of the entire County.

DEPARTMENT FINDINGS

Property Type	Sample Size	In Ratio	Out of Ratio	Exception Rate
LAND				
Vacant Land	6	6	0	0%
Single-Family Residential Land	5	5	0	0%
Multi-Family Residential Land	5	5	0	0%
Commercial and Industrial Land	5	5	0	0%
Agricultural Land	4	4	0	0%
IMPROVEMENTS				
Single-Family Residential Improvements	48	48	0	0%
Multi-family Residential Improvements	24	24	0	0%
Commercial and Industrial Improvements	32	32	0	0%

[1] All references to the Assessor mean the Assessor or the Assessor's staff.

Property Type	Sample Size Accounts Reviewed	Total Property Records Examined	Records Out of Ratio	Exception Rate
Personal Property	31	1192	0	0%

Minor Improvement Valuation: Washoe County utilizes a comprehensive list of various minor improvements referred to as extra features and out-buildings (XFOB), which include, but are not limited to, flatwork, outdoor lighting, porches, decks, and sheds. The Assessor also employs lump sum values for certain yard item costs that typically include fencing, walls, and/or lawn sprinkler areas. A variance study was conducted to determine whether the costs were comparable to similar component costs published in the Marshall Swift cost manuals, and the Department has validated these minor improvement costs.

New Construction Improvement Valuation: The Assessor discovers and follows the progress of new construction using a tracking system developed by the Washoe County Assessor's Office. Construction permits are received monthly from Washoe County, the City of Reno and the City of Sparks. The progress of property under construction is physically examined at a minimum of once per year. Higher quality properties are visited more frequently.

Improvement Discovery/Identification: Since physical re-inspection of property is not mandatory, Washoe County relies on aerial photography and their in-house permit tracking system to capture new improvements. These methods have adequately reduced property escaping taxation within the Ratio Study sample.

Appraisal Records: Most improved property files having sketches have been scanned and are available via computer imaging. The remaining hand-drawn sketches are continually being digitally converted until a time when all files are electronic.

Personal Property: The Assessor uses GSA to value personal property. Taxpayers can file personal property declarations online via an e-Dec system or by mail. An estimate of value is applied when there is a failure to report, or underreporting is suspected. The county determines these benchmarks using cost manuals & industry averages for comparable businesses.

Reduced Sample Size: Due to Department staffing constraints and timing, sample size reductions based on our initial goals were needed to complete the ratio study. The sample was still statistically significant based on dispersion of results from the last ratio study, we had no concerns in making significant findings based on the sample that was able to be conducted. We believe that the sample is indicative of acceptable policy and procedure that create uniformity and consistency in valuation within the office overall.

ITEM VI. 3 - 2024-2025 STATISTICAL ANALYSIS OF THE ROLL

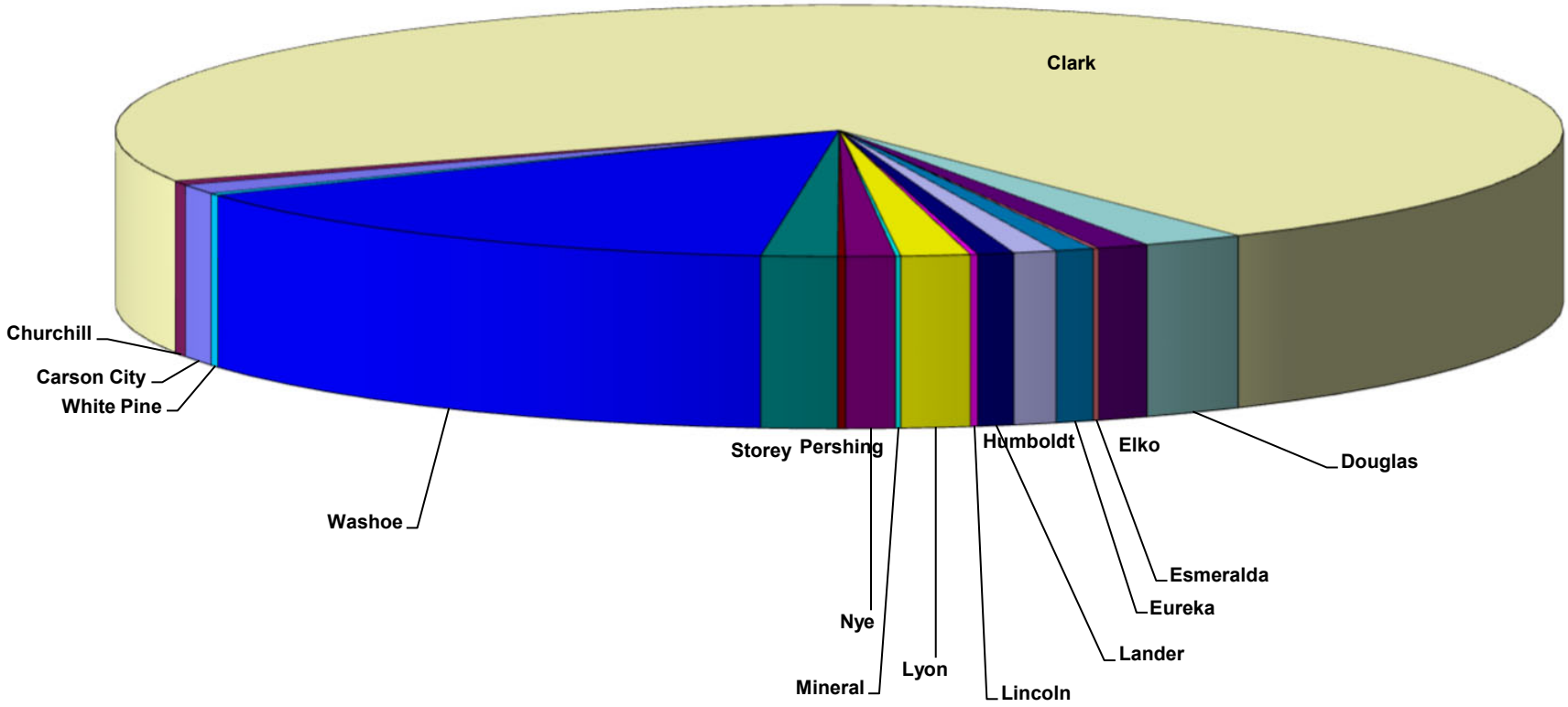
STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

Table of Contents

GRAPH	i
FOREWORD	ii
STATEWIDE SUMMARY OF TOTAL ASSESSED VALUES AFTER EXEMPTIONS	iii
STATEWIDE SUMMARY OF TOTAL PARCELS & ACRES	iv
ASSESSED VALUE BY COUNTY AFTER EXEMPTIONS	v
ASSESSED VALUE BY CLASS BEFORE EXEMPTIONS 2022-23 and 2023-24	vii
ASSESSED VALUE BY CLASS, BY COUNTY BEFORE EXEMPTIONS 2023-2024	ix
STATEWIDE TOTALS	1
CARSON CITY	11
CHURCHILL COUNTY	21
CLARK COUNTY	31
DOUGLAS COUNTY	41
ELKO COUNTY	51
ESMERALDA COUNTY	61
EUREKA COUNTY	71
HUMBOLDT COUNTY	81
LANDER COUNTY	91
LINCOLN COUNTY	101
LYON COUNTY	111
MINERAL COUNTY	121
NYE COUNTY	131
PERSHING COUNTY	141
STOREY COUNTY	151
WASHOE COUNTY	161
WHITE PINE COUNTY	171
APPENDIX	A1
Total Assessed Value by Property Type-Statewide	A2
Total Assessed Value per Person by Property Type-Statewide	A3
Assessed Value by Property-Counties	A4

STATE OF NEVADA
TOTAL ASSESSED VALUES
FISCAL YEAR 2024-2025



FOREWORD

The Statistical Analysis of the Roll, compiled by the Division of Excise & Local Government Services, lists the statistics pertaining to each county's reported assessment activity. It contains the total assessed values for all categories of property, the number of parcels or assessments, the number and value of exemptions, and the acreage in each real property category. Under NRS 361.390, each County Assessor must prepare and file with the Division specific statistical reports for all categories of property. They report secured roll data by August 10th and unsecured roll data by May 5th of each year.

The charts graphically display the statistics reported by the County Assessors. The format continues to incorporate the goals established by the joint efforts of the Assessors' Association of Nevada and the Division of Excise & Local Government Services. The goals include producing an accurate statistical composite of the data reported by the Assessors and the Centrally Assessed Section of the Department of Taxation. In addition, the data must agree with the statistics reported by the assessors on separate reports required by either law and regulation, or asked for by the Nevada Legislature, the Legislative Counsel Bureau, the State Budget Office, and the Division. This report must:

Account for 100 percent of the value of all property within each county, whether taxable or exempt.

Help standardize the use of land use codes.

Account for all the acreage within the county; this statistic should include all acreage, whether taxable or exempt.

Reflect accurate numbers of exemptions and the total value they represent.

This report makes a ten-year comparison of assessed values and graphically displays the trend in total assessed value for each county plus the State as a whole. The counties continue to improve in uniformly coding and reporting the required data and only a few inconsistencies remain with respect to year-over-year comparisons. These relate mostly to exempt value amounts and the correct number of parcels, acres and number of assessments.

Significant changes from 2023-2024 to 2024-2025 are noted on the individual county report pages.

STATISTICAL ANALYSIS OF THE ROLL
FISCAL YEAR 2024-2025
STATEWIDE SUMMARY OF TOTAL ASSESSED VALUES AFTER EXEMPTIONS

COUNTY	SECURED	UNSECURED	TOTAL ASSESSED VALUE
Carson City	$ 2,457,495,144	$ 136,358,103	$ 2,593,853,247
Churchill	924,460,133	232,464,934	1,156,925,067
Clark	143,216,931,331	11,277,127,787	154,494,059,118
Douglas	4,788,260,201	120,360,708	4,908,620,909
Elko	2,240,196,331	214,613,883	2,454,810,214
Esmeralda	86,112,966	186,242,613	272,355,579
Eureka	820,280,168	1,012,792,987	1,833,073,155
Humboldt	1,048,456,580	1,021,683,228	2,070,139,808
Lander	337,351,853	1,389,154,684	1,726,506,537
Lincoln	336,366,862	11,932,891	348,299,753
Lyon	3,198,760,269	102,604,291	3,301,364,560
Mineral	164,387,844	76,263,682	240,651,526
Nye	2,073,403,437	267,082,446	2,340,485,883
Pershing	266,001,272	107,295,788	373,297,060
Storey	1,787,056,404	1,832,359,275	3,619,415,679
Washoe	29,569,004,793	1,740,548,420	31,309,553,213
White Pine	427,658,990	184,633,187	612,292,177
Statewide	**$ 193,742,184,578**	**$ 19,913,518,907**	**$ 213,655,703,485**

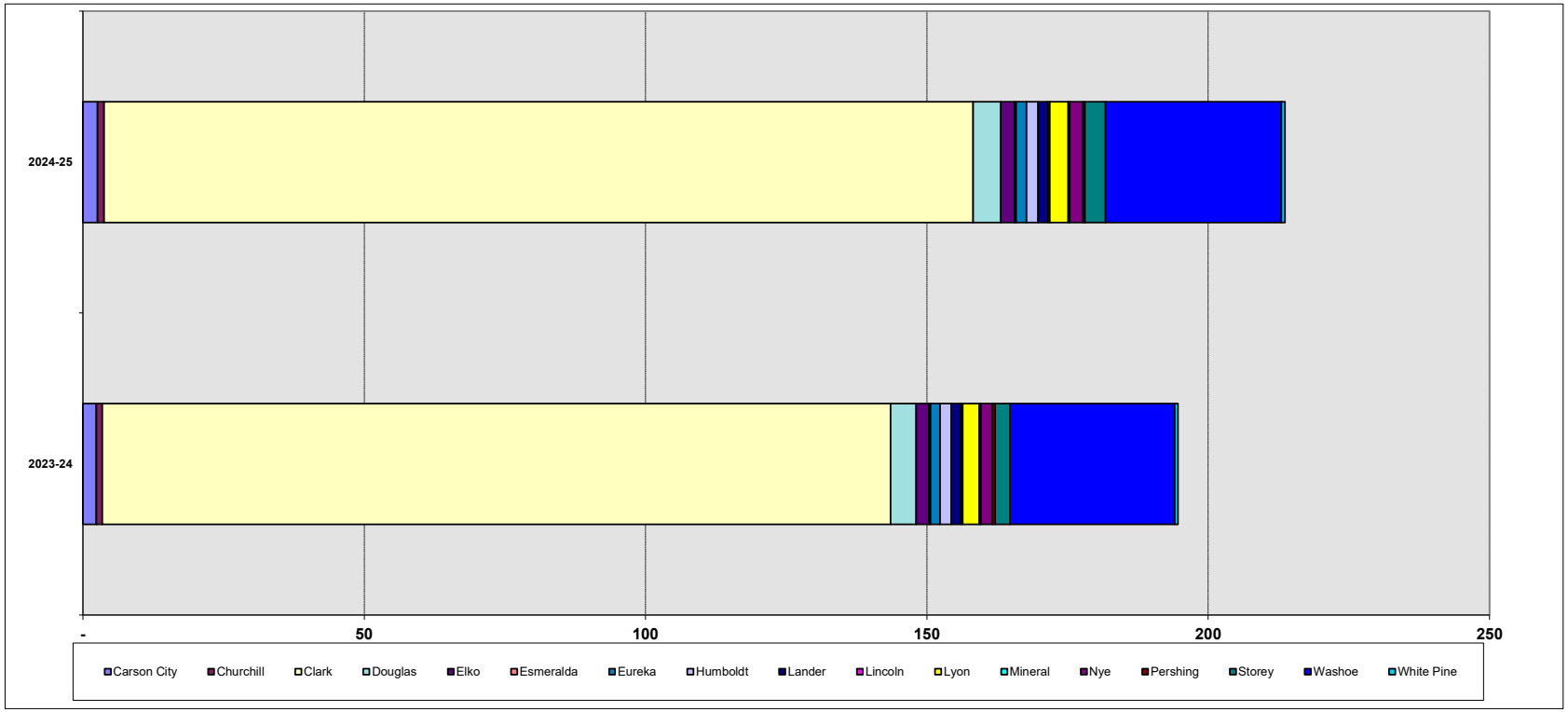
STATISTICAL ANALYSIS OF THE ROLL
FISCAL YEAR 2024-2025
STATEWIDE SUMMARY OF TOTAL PARCELS AND ACRES

COUNTY	NUMBER OF PARCELS	ACRES REPORTED BY ASSESSOR	TOTAL COUNTY ACRES
Carson City	21,256	89,821	97,920
Churchill	13,832	3,178,323	3,144,320
Clark	846,366	4,936,104	5,173,760
Douglas	30,473	450,403	480,640
Elko	45,489	10,860,762	10,995,840
Esmeralda	2,858	2,215,521	2,284,800
Eureka	4,691	2,668,603	2,676,480
Humboldt	17,888	6,197,467	6,210,560
Lander	7,883	3,411,637	3,597,440
Lincoln	5,266	6,347,002	6,816,000
Lyon	34,838	1,282,655	1,295,360
Mineral	4,112	2,373,679	2,455,680
Nye	60,289	8,358,298	11,560,960
Pershing	12,139	3,860,568	3,859,840
Storey	5,109	167,730	167,680
Washoe	191,057	3,976,704	4,299,120
White Pine	8,895	5,641,311	5,699,200
Statewide	**1,312,441**	**66,016,588**	**70,745,600**

STATISTICAL ANALYSIS OF THE ROLL
ASSESSED VALUE BY COUNTY
AFTER EXEMPTIONS

COUNTY	FISCAL YEAR 2023-24	FISCAL YEAR 2024-25	PERCENT CHANGE
Carson City	$ 2,367,913,343	$ 2,593,853,247	9.54%
Churchill	$ 1,059,268,621	$ 1,156,925,067	9.22%
Clark	$ 140,110,623,497	$ 154,494,059,118	10.27%
Douglas	$ 4,583,530,099	$ 4,908,620,909	7.09%
Elko	$ 2,244,279,260	$ 2,454,810,214	9.38%
Esmeralda	$ 267,293,589	$ 272,355,579	1.89%
Eureka	$ 1,721,107,809	$ 1,833,073,155	6.51%
Humboldt	$ 1,988,454,226	$ 2,070,139,808	4.11%
Lander	$ 1,694,292,468	$ 1,726,506,537	1.90%
Lincoln	$ 328,557,793	$ 348,299,753	6.01%
Lyon	$ 2,963,362,903	$ 3,301,364,560	11.41%
Mineral	$ 298,469,932	$ 240,651,526	-19.37%
Nye	$ 2,055,562,802	$ 2,340,485,883	13.86%
Pershing	$ 445,031,651	$ 373,297,060	-16.12%
Storey	$ 2,668,567,791	$ 3,619,415,679	35.63%
Washoe	$ 29,269,245,905	$ 31,309,553,213	6.97%
White Pine	$ 580,940,001	$ 612,292,177	5.40%
Statewide	**$ 194,646,501,690**	**$ 213,655,703,485**	**9.77%**

STATISTICAL ANALYSIS OF THE ROLL
ASSESSED VALUE BY COUNTY
AFTER EXEMPTIONS

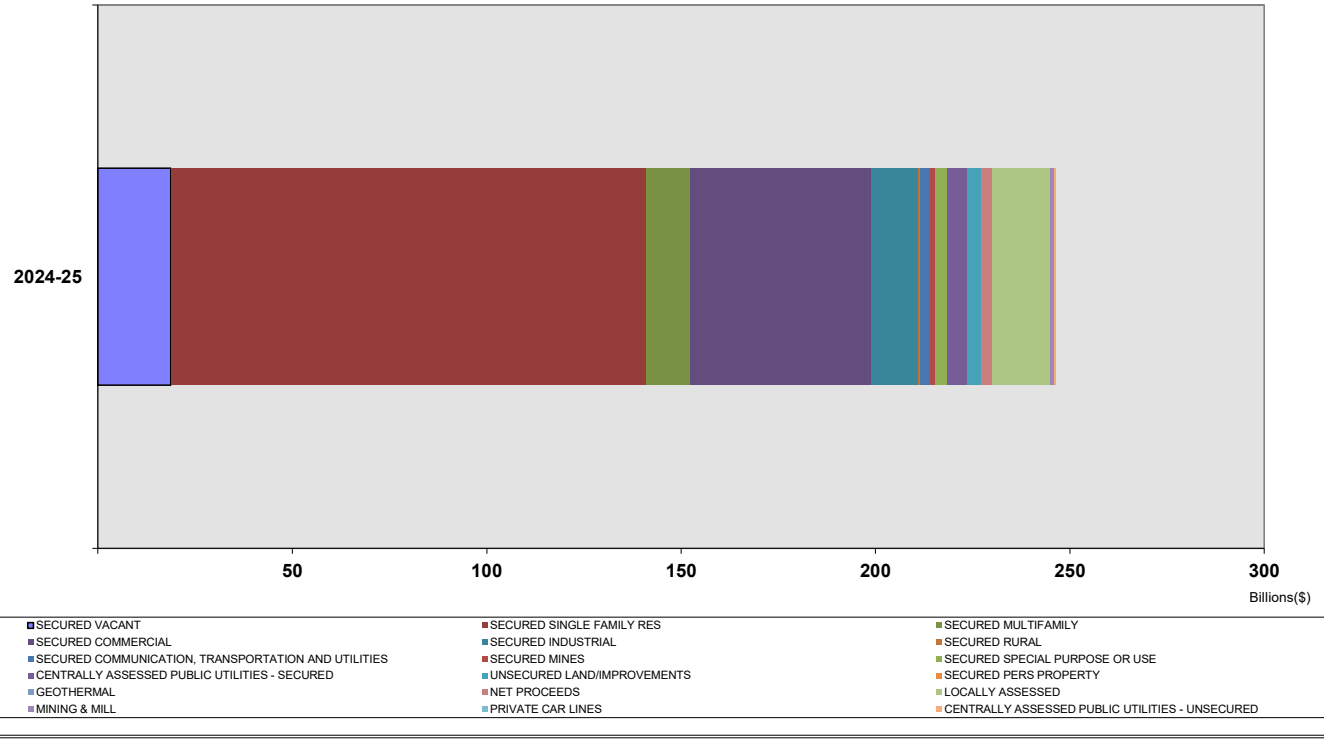


STATISTICAL ANALYSIS OF THE ROLL
ASSESSED VALUE BY CLASS
BEFORE EXEMPTIONS

LAND USE	FISCAL YEAR 2023-24	FISCAL YEAR 2024-25	PERCENT OF TOTAL VALUATION
SECURED VACANT	$ 57,869,251,910	$ 18,700,495,534 *	7.589%
SECURED SINGLE FAMILY RES	112,522,479,580	122,357,403,557	49.653%
SECURED MULTIFAMILY	9,682,637,609	11,360,293,033	4.610%
SECURED COMMERCIAL	41,741,152,674	46,431,779,259	18.842%
SECURED INDUSTRIAL	9,756,072,367	11,998,290,487	4.869%
SECURED RURAL	528,470,292	741,643,691	0.301%
SECURED COMMUNICATION, TRANSPORTATION AND UTILITIES	2,258,928,243	2,457,553,098	0.997%
SECURED MINES	1,341,462,083	1,309,293,641	0.531%
SECURED SPECIAL PURPOSE OR USE	2,601,606,585	3,015,956,075	1.224%
CENTRALLY ASSESSED PUBLIC UTILITIES - SECURED	5,188,910,514	5,188,910,514	2.106%
UNSECURED LAND/IMPROVEMENTS	3,047,536,313	3,460,960,334	1.404%
SECURED PERS PROPERTY	160,686,731	161,865,206	0.066%
GEOTHERMAL	305,931,434	305,931,434	0.124%
NET PROCEEDS	2,547,975,902	2,547,975,902	1.034%
LOCALLY ASSESSED	13,532,320,208	14,839,381,688	6.022%
MINING & MILL	1,191,076,515	1,191,076,515	0.483%
PRIVATE CAR LINES	4,782,085	4,782,085	0.002%
CENTRALLY ASSESSED PUBLIC UTILITIES - UNSECURED	349,561,054	349,561,054	0.142%
TOTAL	**$ 264,630,842,099**	**$ 246,423,153,107**	**100.000%**

*Secured Vacant land values were overstated in prior years on this page only but did not affect ... as this page is for summarization only and does not drive subsequent calculations. Overstatement was due to counting of Secured Single Family Res land value plus Secured Vacant land value as the total value of Secured Vacant land.

STATISTICAL ANALYSIS OF THE ROLL
ASSESSED VALUE BY CLASS
BEFORE EXEMPTIONS



STATISTICAL ANALYSIS OF THE ROLL
ASSESSED VALUE BY CLASS, BY COUNTY
BEFORE EXEMPTIONS

FISCAL YEAR

2024-25

LAND USE	CARSON CITY	CHURCHILL	CLARK	DOUGLAS	ELKO
SECURED VACANT	$ 400,344,151	$ 61,914,645	$ 11,400,972,796	$ 362,359,196	$ 366,145,347
SECURED SINGLE FAMILY RES	1,562,044,417	572,824,189	90,962,577,834	3,569,241,693	1,106,775,018
SECURED MULTIFAMILY	267,805,559	57,821,912	7,699,154,405	419,961,630	112,194,693
SECURED COMMERCIAL	724,122,195	163,775,801	38,066,126,816	533,044,173	478,786,132
SECURED INDUSTRIAL	140,256,015	29,184,508	7,004,547,081	157,403,054	109,946,293
SECURED RURAL	6,606,894	75,817,875	8,913,314	63,832,629	87,258,860
SECURED COMMUNICATION, TRANSPORTATION AND UTILITIES	14,245,322	18,616,596	2,024,987,144	67,740,191	24,394,127
SECURED MINES	-	3,238,477	33,356,851	132,226	134,740,724
SECURED SPECIAL PURPOSE OR USE	122,434,179	46,949,621	2,311,568,819	45,306,842	28,868,435
CENTRALLY ASSESSED PUBLIC UTILITIES - SECURED	54,091,870	114,746,130	2,858,238,062	62,290,056	284,409,454
UNSECURED LAND/IMPROVEMENTS	-	-	3,267,084,859	-	770,093
SECURED PERS PROPERTY	3,377,932	10,712,372	-	11,194,176	12,601,142
GEOTHERMAL	-	100,623,519	-	-	30,808,517
NET PROCEEDS	-	20,728,132	5,674,048	-	(96,426,292)
LOCALLY ASSESSED	135,721,896	92,270,246	9,988,231,833	129,707,519	195,094,318
MINING & MILL	-	37,272,686	15,300,138	-	121,343,422
PRIVATE CAR LINES	-	264,871	623,570	-	1,202,084
CENTRALLY ASSESSED PUBLIC UTILITIES - UNSECURED	4,301,747	4,980,496	269,801,783	3,666,292	7,036,872
TOTAL	**$ 3,435,352,177**	**$ 1,411,742,076**	**$ 175,917,159,353**	**$ 5,425,879,677**	**$ 3,005,949,239**

STATISTICAL ANALYSIS OF THE ROLL
ASSESSED VALUE BY CLASS, BY COUNTY
BEFORE EXEMPTIONS

FISCAL YEAR

2024-25

LAND USE	ESMERALDA	EUREKA	HUMBOLDT	LANDER	LINCOLN	LYON	MINERAL
SECURED VACANT	$ 87,084,932	$ 74,373,411	$ 132,577,851	$ 70,689,366	$ 460,218,179	$ 188,343,702	$ 139,781,101
SECURED SINGLE FAMILY RES	13,481,292	26,452,187	311,130,721	90,568,914	101,131,328	2,301,876,405	48,039,805
SECURED MULTIFAMILY	3,184,257	4,973,812	28,013,252	7,472,044	6,933,089	98,621,099	4,870,421
SECURED COMMERCIAL	8,167,143	36,251,556	158,965,367	21,620,223	35,997,050	235,291,832	20,408,533
SECURED INDUSTRIAL	89,487	55,808,676	34,070,234	6,106,470	35,625,683	327,170,104	5,992,815
SECURED RURAL	5,044,724	136,551,484	63,124,160	25,319,170	18,301,131	58,814,748	619,482
SECURED COMMUNICATION, TRANSPORTATION AND UTILITIES	785,214	2,267,540	71,679,265	188,494	8,960,340	33,708,951	401,567
SECURED MINES	17,485,298	519,271,801	246,116,736	103,526,324	868,888	3,148,990	998,639
SECURED SPECIAL PURPOSE OR USE	623,522	86,443	3,006,104	1,808,711	2,316,558	7,828,700	520,773
CENTRALLY ASSESSED PUBLIC UTILITIES - SECURED	48,544,651	59,582,751	208,017,834	85,785,496	200,725,316	159,451,777	129,954,682
UNSECURED LAND/IMPROVEMENTS	12,365,846	26,338,595	20,325,517	6,848,743	-	-	-
SECURED PERS PROPERTY	1,445,668	41,802,146	34,057,657	1,881,691	3,720,863	14,649,553	2,610,701
GEOTHERMAL	-	-	9,349,917	104,114,053	-	6,802,595	1,417,421
NET PROCEEDS	142,723,071	885,273,696	684,360,192	950,611,720	(43,949)	(116,172,772)	46,082,557
LOCALLY ASSESSED	4,429,636	55,115,312	93,683,494	19,204,898	12,840,539	185,335,983	2,610,701
MINING & MILL	30,808,556	286,915,661	177,083,029	178,458,768	44,889	31,918,587	9,845,953
PRIVATE CAR LINES	-	232,145	653,453	187,316	453,329	177,452	-
CENTRALLY ASSESSED PUBLIC UTILITIES - UNSECURED	1,181,561	1,479,067	6,479,272	2,759,801	2,864,691	8,322,935	5,067,415
TOTAL	**$ 377,444,858**	**$ 2,212,776,283**	**$ 2,282,694,055**	**$ 1,677,152,202**	**$ 890,957,924**	**$ 3,545,290,641**	**$ 419,222,566**

STATISTICAL ANALYSIS OF THE ROLL
ASSESSED VALUE BY CLASS, BY COUNTY
BEFORE EXEMPTIONS

FISCAL YEAR

2024-25

LAND USE	NYE	PERSHING	STOREY	WASHOE	WHITE PINE	STATEWIDE
SECURED VACANT	$ 2,739,355,517	$ 135,362,504	$ 166,390,746	$ 1,433,808,775	$ 480,773,315	$ 18,700,495,534
SECURED SINGLE FAMILY RES	1,316,133,742	64,465,777	149,399,913	19,996,330,863	164,929,459	$ 122,357,403,557
SECURED MULTIFAMILY	111,591,011	10,030,750	7,071,085	2,507,043,762	13,550,252	$ 11,360,293,033
SECURED COMMERCIAL	310,530,699	21,758,037	49,875,549	5,441,077,826	125,980,327	$ 46,431,779,259
SECURED INDUSTRIAL	25,242,934	4,925,603	1,336,048,235	2,682,197,477	43,675,818	$ 11,998,290,487
SECURED RURAL	18,044,187	26,017,070	79,926,877	36,403,424	31,047,662	$ 741,643,691
SECURED COMMUNICATION, TRANSPORTATION AND UTILITIES	38,608,759	7,475,897	17,319,798	110,176,237	15,997,656	$ 2,457,553,098
SECURED MINES	117,116,302	5,952,408	1,754,129	12,046,297	109,539,551	$ 1,309,293,641
SECURED SPECIAL PURPOSE OR USE	3,355,472	637,776	585,526	410,108,010	29,950,584	$ 3,015,956,075
CENTRALLY ASSESSED PUBLIC UTILITIES - SECURED	255,492,520	109,616,320	34,322,700	454,964,708	68,676,188	$ 5,188,910,515
UNSECURED LAND/IMPROVEMENTS	761,792	-	498,765	125,966,124	-	$ 3,460,960,334
SECURED PERS PROPERTY	7,016,447	6,970,407	-	-	9,824,451	$ 161,865,206
GEOTHERMAL	-	-	-	52,815,412	-	$ 305,931,434
NET PROCEEDS	66,272,027	(53,966,392)	(936,434)	(6,182,751)	19,979,050	$ 2,547,975,903
LOCALLY ASSESSED	176,001,642	19,323,073	1,839,427,894	1,869,861,165	20,521,539	$ 14,839,381,688
MINING & MILL	67,458,036	90,277,868	3,787,369	43,136,143	97,425,412	$ 1,191,076,517
PRIVATE CAR LINES	-	393,717	41,982	552,164	-	$ 4,782,083
CENTRALLY ASSESSED PUBLIC UTILITIES - UNSECURED	7,830,097	-	909,057	21,689,522	1,190,446	$ 349,561,054
TOTAL	**$ 5,260,811,184**	**$ 449,240,815**	**$ 3,686,423,191**	**$ 35,191,995,158**	**$ 1,233,061,710**	**$ 246,423,153,109**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

STATEWIDE

SUMMARY

REAL PROPERTY	SECURED	UNSECURED	TOTAL ASSESSED VALUE
Land	$ 83,156,291,526	$ 31,649,456	$ 83,187,940,982
Improvements	133,967,388,581	3,437,970,029	137,405,358,610
Geothermal	-	305,931,434	305,931,434
Centrally Assessed Utilities	5,188,910,514	349,561,054	5,538,471,568
Centrally Assessed Mining	1,268,394,857	756,011,191	2,024,406,048
PERSONAL PROPERTY			
Local	161,865,206	14,677,516,482	14,839,381,688
Mining	507,090,802	683,985,713	1,191,076,515
Net Proceeds		2,547,975,902	2,547,975,902
Private Carlines		4,782,085	4,782,085
TOTAL REAL & PERSONAL PROPERTY	$ 224,249,941,486	$ 22,795,383,346	$ 247,045,324,832
EXEMPTIONS			
Local Assessed (Real & Personal)	(29,452,549,261)	**Local Assessed** (2,703,219,989)	(32,155,769,250)
Centrally Assessed Utilities	(485,113,200)	**Centrally Assessed** (84,400)	(485,197,600)
Centrally Assessed Mining & Geothermal	(570,094,448)	**Personal Property** (178,560,050)	(748,654,498)
TOTAL EXEMPTIONS	**$ (30,507,756,909)**	**$ (2,881,864,439)**	**$ (33,389,621,348)**
NET TOTAL PROPERTY VALUE	**$ 193,742,184,577**	**$ 19,913,518,907**	**$ 213,655,703,484**

TOTAL NUMBER OF PARCELS	**1,312,441**
TOTAL ACRES	**66,016,587.563**

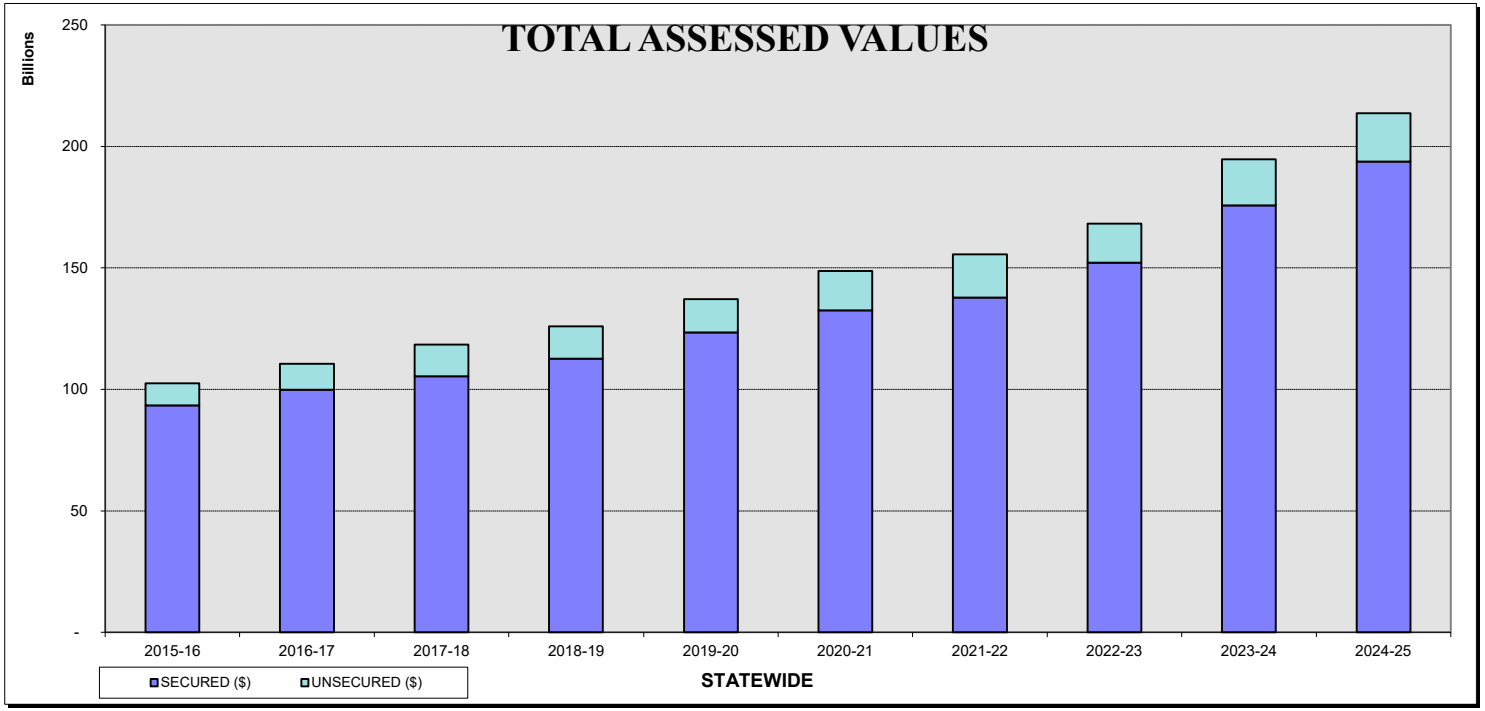
STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

STATEWIDE

TEN YEAR COMPARISON

YEAR	SECURED ($)	PERCENT CHANGE	UNSECURED ($)	PERCENT CHANGE	TOTAL ASSESSED VALUE ($)	PERCENT CHANGE
1O YEAR AVERAGE CHANGE		8.49%		9.55%		8.54%
2015-16	93,391,032,181		9,093,871,187		102,484,903,368	
2016-17	99,923,475,792	6.99%	10,618,021,920	16.76%	110,541,497,712	7.86%
2017-18	105,424,484,481	5.51%	13,036,477,439	22.78%	118,460,961,920	7.16%
2018-19	112,666,639,160	6.87%	13,221,613,617	1.42%	125,888,252,777	6.27%
2019-20	123,375,954,791	9.51%	13,722,924,776	3.79%	137,098,879,567	8.91%
2020-21	132,575,154,182	7.46%	16,182,764,216	17.93%	148,757,918,398	8.50%
2021-22	137,828,137,337	3.96%	17,777,077,290	9.85%	155,605,214,627	4.60%
2022-23	152,173,637,621	10.41%	16,051,922,092	-9.70%	168,225,559,713	8.11%
2023-24	175,690,678,807	15.45%	18,955,822,882	18.09%	194,646,501,689	15.71%
2024-25	193,742,184,577	10.27%	19,913,518,907	5.05%	213,655,703,484	9.77%



STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

STATEWIDE

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
VACANT	170,993	57,214,092.272	18,656,498,035	43,997,499	(11,522,277,455)	7,178,218,079
SINGLE FAMILY RESIDENTIAL	1,055,426	1,017,905.555	42,013,646,761	80,343,756,796	(840,970,849)	121,516,432,708
MULTI-FAMILY RESIDENTIAL	19,405	87,090.548	3,446,715,818	7,913,577,215	(1,540,653,541)	9,819,639,492
COMMERCIAL	33,876	426,749.829	13,326,692,423	33,105,086,836	(10,632,035,044)	35,799,744,215
INDUSTRIAL	9,612	122,483.802	3,479,304,673	8,518,985,814	(494,582,121)	11,503,708,366
RURAL	14,664	5,723,023.145	269,923,681	471,720,010	(19,923,238)	721,720,453
COMMUNICATION, TRANS, UTILITIES	1,969	306,138.293	1,098,262,068	1,359,291,030	(2,069,100,920)	388,452,178
MINES	4,884	359,605.024	60,265,373	1,249,028,268	(475,126,047)	834,167,594
SPECIAL PURPOSE OR USE	1,612	759,499.095	804,982,694	2,210,973,381	(2,330,769,396)	685,181,122
SUB TOTAL	1,312,441	66,016,587.563	$ 83,156,291,526	$ 133,967,388,581	$ (29,450,312,564)	$ 187,673,367,543
CENTRALLY ASESSED UTILITIES				5,188,910,514	(485,113,200)	4,703,797,314
CENTRALLY ASSESSED MINING				1,775,485,659	(570,094,448)	1,205,391,211
PERSONAL PROPERTY LOCAL				161,865,206	(2,236,697)	159,628,509
NET TOTAL PROPERTY VALUE			83,156,291,526	141,093,649,960	(30,507,756,909)	$ 193,742,184,577

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

STATEWIDE

AGRICULTURAL LAND (60)	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
Intensive Use		5,571.324	$ 2,178,814			
Farmsteads		7,090.677	$ 8,853,345			
Cultivated						
1st Class		246,352.288	$ 74,674,869			
2nd Class		78,797.409	$ 18,648,406			
3rd Class		37,958.800	$ 6,425,080			
4th Class		26,703.818	$ 3,145,640			
Wildhay						
1st Class		59,411.676	$ 12,569,217			
2nd Class		90,482.590	$ 14,360,688			
Pasture						
1st Class		50,986.546	$ 7,862,940			
2nd Class		105,987.660	$ 12,188,585			
3rd Class		136,956.707	$ 13,392,833			
4th Class		71,670.500	$ 3,486,280			
Grazing						
1st Class		257,548.442	$ 3,025,826			
2nd Class		930,543.734	$ 5,610,113			
3rd Class		2,864,487.520	$ 12,118,310			
4th Class		581,461.924	$ 1,227,202			
AG USE TOTAL		5,552,011.615	$ 199,768,148			
NON AG USE						
RES/COMM/OTHER		25,698.827	33,987,997			
AGRICULTURAL LAND TOTAL*	14,664	5,577,710.442	233,756,145	$ 443,078,108	$ 13,478,433	$ 663,355,820

***Does not include rural land with minor improvements**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

STATEWIDE

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
ALL SECURED REAL PROPERTY	1,312,441	66,016,587.563	83,096,026,153	133,967,388,581	(29,450,312,564)	187,613,102,170
CENTRALLY ASSESSED UTILITIES				5,188,910,514	(485,113,200)	4,703,797,314
CENTRALLY ASSESSED MINING			60,265,373	1,775,485,659	(570,094,448)	1,265,656,584
TOTAL SECURED REAL PROPERTY			$ 83,096,026,153	$ 140,931,784,754	$ (30,505,520,212)	$ 193,582,556,068
SECURED PERSONAL PROPERTY				161,865,206	(2,236,697)	159,628,509
NET TOTAL SECURED					$ (30,507,756,909)	$ 193,742,184,577

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

STATEWIDE

SECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
Airplanes	7	$ 27,214
Billboards	350	897,227
Mobile Homes	6,246	36,334,869
Machinery, Equipment & Fixtures	942	86,911,740
Farm Machinery	614	37,478,323
Mining Equip. (reported from DLGS)	59	535,869,925
Other Personal Property	34	215,833
Subtotal Secured Personal Property	8,020	697,735,131
Total Secured Personal Property Exempt Value		(56,060,903)
TOTAL (LOCALLY ASSESSED)	8,020	$ 641,674,228

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

STATEWIDE

SECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	PARCELS	ACRES	EXEMPT VALUE
BLIND	274			$ 525,683
ORPHANS	-			-
SURVIVING SPOUSES	8,342			5,619,155
VETERANS	13,920			20,494,091
DISABLED VETERANS				
100%	12,000			81,741,089
80-99%	2,249			19,714,590
60-79%	1,747			10,119,923
Surviving Spouse	1,480			15,856,945
PATENTED MINING CLAIMS	655			3,028,632
POLLUTION CONTROL (except Mining)	19			30,288,362
CHURCH		1,552	6,476.126	921,973,880
U.S. PUBLIC DOMAIN		9,412	43,736,482.891	4,897,822,147
U.S. GOVERNMENT		11,594	14,998,221.529	7,373,579,415
INDIAN		1,083	947,047.117	198,893,369
STATE		2,023	285,617.523	1,466,653,953
STATE FORESTRY		169	9,195.106	12,105,326
COUNTY		4,778	145,710.765	3,409,964,993
MUNICIPAL		5,338	184,623.861	2,398,669,733
SCHOOL		989	12,888.053	3,028,300,166
ALL OTHERS		5,124	49,281.634	3,509,573,847
SUBTOTAL	40,686	42,062	60,375,544.605	$ 29,452,549,261
UTILITIES				485,113,200
MINING				523,472,640
TOTAL SECURED EXEMPTIONS				$ 30,507,756,909

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

STATEWIDE

UNSECURED REAL PROPERTY	NUMBER OF ACCOUNTS	NUMBER OF ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	VALUE EXEMPTED	NET ASSESSED VALUE
SUPPLEMENTAL REAL	19,427	247,045.610	$ 22,990,305	$ 3,437,970,029	$ 221,043,133	$ 3,239,917,201
POSSESSORY INTERESTS & MINING PROP	316	730,662.000	$ 8,082,725	$ 927,798,803	$ 156,635,562	$ 779,245,966
INTRACOUNTY PUBLIC UTILITIES	-	-	$ -	$ -	$ -	$ -
OTHER	4,762	1,026,223.000	$ 576,426	$ 358,793,174	$ 56,121,919	$ 303,247,681
SUB TOTAL (LOCALLY ASSESSED)	24,505	2,003,930.610	$ 31,649,456	$ 4,724,562,006	$ 433,800,614	$ 4,322,410,848

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

STATEWIDE

UNSECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
AIRPLANES	2,049	$ 589,784,097
BILLBOARDS	663	$ 58,458,391
MOBILE HOMES	49,498	$ 263,760,501
MACHINERY, EQUIPMENT, FIXTURES	85,844	$ 12,295,790,041
FARM MACHINERY	554	$ 24,310,741
OTHER	10,112	$ 1,445,412,711
SUB TOTAL (LOCALLY ASSESSED)	147,851	$ 14,677,516,482
CENTRALLY ASSESSED		
UTILITIES (CWIP)	-	$ 349,561,054
NET PROCEEDS	-	2,547,975,902
PRIVATE CARLINES	-	4,782,085
MINING & MILLS		
Mining & Mill Equip	-	1,439,996,905
GEOTHERMAL IMPROVEMENTS	-	305,931,434
SUB TOTAL (CENTRALLY ASSESSED)	-	$ 4,648,247,379
UNSECURED REAL		
Land		31,649,456
Improvements		3,437,970,029
Total Unsecured Personal Property Exempt Value		$ (2,881,864,439)
TOTAL UNSECURED REAL & PERSONAL PROPERTY	147,851	$ 19,913,518,907

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

STATEWIDE

UNSECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	EXEMPT VALUE
BLIND	5	$ 11,310
ORPHANS	-	-
SURVIVING SPOUSES	337	582,569
VETERANS	348	910,106
DISABLED VETERANS		
100%	89	588,527
80-99%	30	148,609
60-79%	23	103,078
Surviving Spouse	46	287,050
PATENTED MINING CLAIMS	-	-
POLLUTION CONTROL (except Mining)	77	206,487,260
CHURCHES	330	3,543,968
U.S. PUBLIC DOMAIN	6	52,787
U.S. GOVERNMENT	58	439,223
INDIAN	231	1,576,821
STATE	61	1,149,288
STATE FORESTRY	-	-
COUNTY	228	76,271,727
MUNICIPAL	160	2,850,475
SCHOOL	838	9,679,347
ALL OTHERS	5,041	1,128,337,128
SUBTOTAL LOCAL UNSECURED	7,902	$ 2,703,219,989
REAL PROPERTY CENTRALLY-ASSESSED		$ 153,257,710
PERSONAL PROPERTY CENTRALLY-ASSESSED		25,386,740
TOTAL UNSECURED EXEMPTIONS		$ 2,881,864,439

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

CARSON CITY

SUMMARY

REAL PROPERTY	SECURED	UNSECURED	TOTAL ASSESSED VALUE
Land	$ 1,442,362,183	$ -	$ 1,442,362,183
Improvements	1,795,496,549	-	1,795,496,549
Geothermal	-	-	-
Centrally Assessed Utilities	54,091,870	4,301,747	58,393,617
Centrally Assessed Mining	-	-	-
PERSONAL PROPERTY			
Local	3,377,932	132,343,964	135,721,896
Mining	-	-	-
Net Proceeds		-	-
Private Carlines		-	-
TOTAL REAL & PERSONAL PROPERTY	$ 3,295,328,534	$ 136,645,711	$ 3,431,974,245
EXEMPTIONS			
Local Assessed (Real & Personal)	(836,144,316)	**Local Assessed** (287,608)	(836,431,924)
Centrally Assessed Utilities	(1,689,074)	**Centrally Assessed** -	(1,689,074)
Centrally Assessed Mining & Geothermal	-	**Personal Property** -	-
TOTAL EXEMPTIONS	**$ (837,833,390)**	**$ (287,608)**	**$ (838,120,998)**
NET TOTAL PROPERTY VALUE	**$ 2,457,495,144**	**$ 136,358,103**	**$ 2,593,853,247**

TOTAL NUMBER OF PARCELS	**21,256**
TOTAL ACRES	**89,821.000**

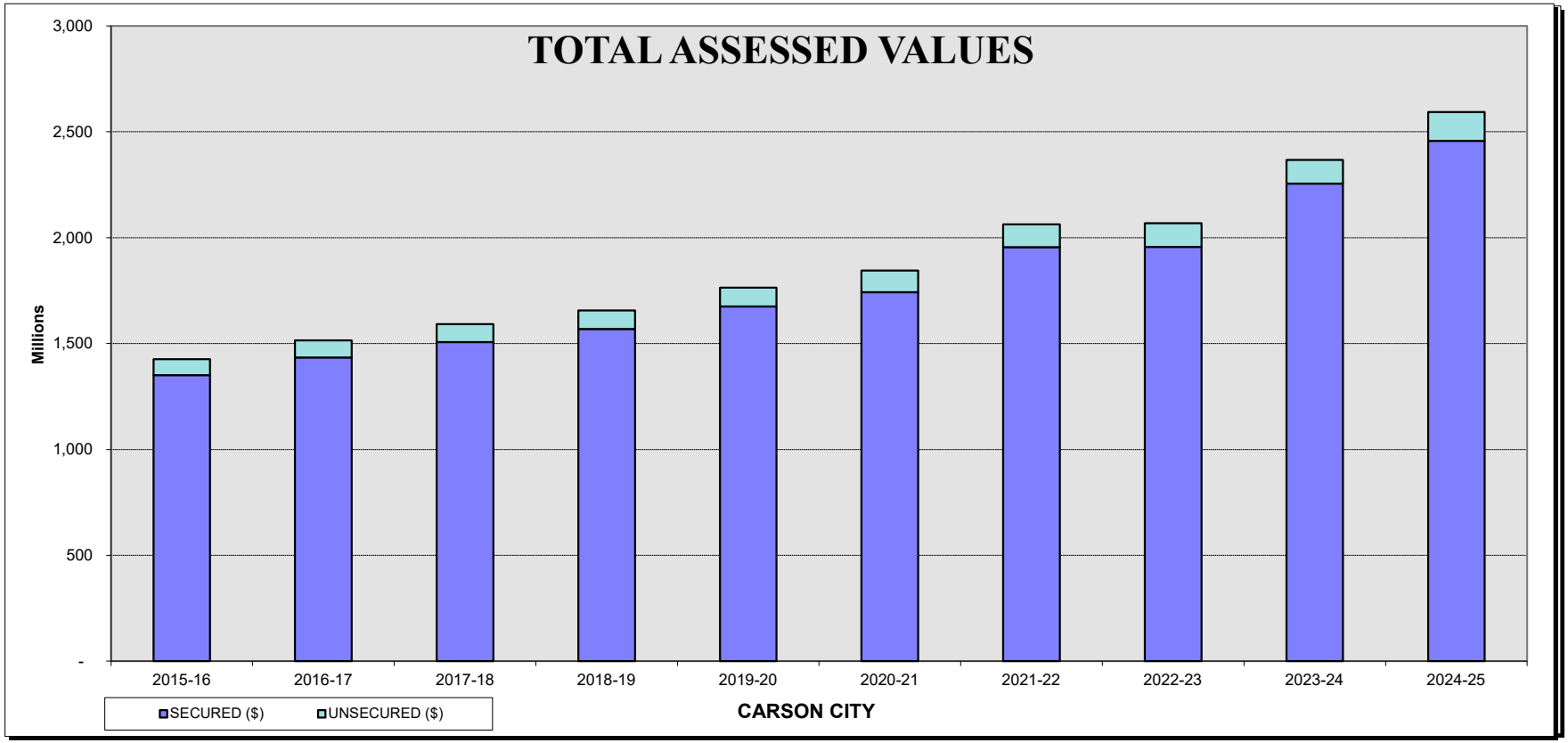
STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

CARSON CITY

TEN YEAR COMPARISON

YEAR	SECURED ($)	PERCENT CHANGE	UNSECURED ($)	PERCENT CHANGE	TOTAL ASSESSED VALUE ($)	PERCENT CHANGE
1O YEAR AVERAGE CHANGE		6.96%		7.09%		6.95%
2015-16	1,351,451,494		74,853,594		1,426,305,088	
2016-17	1,434,421,183	6.14%	80,833,359	7.99%	1,515,254,542	6.24%
2017-18	1,506,861,799	5.05%	84,607,213	4.67%	1,591,469,012	5.03%
2018-19	1,569,221,307	4.14%	87,074,125	2.92%	1,656,295,432	4.07%
2019-20	1,675,871,083	6.80%	88,900,763	2.10%	1,764,771,846	6.55%
2020-21	1,742,529,792	3.98%	102,851,739	15.69%	1,845,381,531	4.57%
2021-22	1,955,219,301	12.21%	108,448,010	5.44%	2,063,667,311	11.83%
2022-23	1,956,624,060	0.07%	112,049,280	3.32%	2,068,673,340	0.24%
2023-24	2,255,591,092	15.28%	112,322,251	0.24%	2,367,913,343	14.47%
2024-25	2,457,495,144	8.95%	136,358,103	21.40%	2,593,853,247	9.54%



STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

CARSON CITY

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
VACANT	1,379	71,857.000	400,344,151	-	(318,322,146)	82,022,005
SINGLE FAMILY RESIDENTIAL	17,189	6,798.000	596,767,353	965,277,064	(50,043,397)	1,512,001,020
MULTI-FAMILY RESIDENTIAL	890	1,577.000	114,052,585	153,752,974	(51,297,690)	216,507,869
COMMERCIAL	1,318	4,054.000	235,072,263	489,049,932	(266,848,434)	457,273,761
INDUSTRIAL	252	1,861.000	46,395,775	93,860,240	(38,842,595)	101,413,420
RURAL	92	1,289.000	4,331,114	2,275,780	(1,812,317)	4,794,577
COMMUNICATION, TRANS, UTILITIES	57	346.000	4,789,795	9,455,527	(14,049,429)	195,893
MINES	-	-	-	-	-	-
SPECIAL PURPOSE OR USE	79	2,039.000	40,609,147	81,825,032	(94,684,323)	27,749,856
SUB TOTAL	**21,256**	**89,821.000**	**$ 1,442,362,183**	**$ 1,795,496,549**	**$ (835,900,331)**	**$ 2,401,958,401**
CENTRALLY ASESSED UTILITIES				54,091,870	(1,689,074)	52,402,796
CENTRALLY ASSESSED MINING				0	-	0
PERSONAL PROPERTY LOCAL				3,377,932	(243,985)	3,133,947
NET TOTAL PROPERTY VALUE			**1,442,362,183**	**1,852,966,351**	**(837,833,390)**	**$ 2,457,495,144**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

CARSON CITY

AGRICULTURAL LAND (60)	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
Intensive Use		-	$ -			
Farmsteads		1.000	$ 151			
Cultivated						
1st Class		-	$ -			
2nd Class		-	$ -			
3rd Class		-	$ -			
4th Class		-	$ -			
Wildhay						
1st Class		16.360	$ 3,464			
2nd Class		-	$ -			
Pasture						
1st Class		474.800	$ 71,578			
2nd Class		185.760	$ 21,364			
3rd Class		52.000	$ 5,083			
4th Class		12.260	$ 594			
Grazing						
1st Class		4.000	$ 47			
2nd Class		18.000	$ 109			
3rd Class		382.320	$ 1,617			
4th Class		473.460	$ 999			
AG USE TOTAL		**1,619.960**	**$ 105,006**			
NON AG USE						
RES/COMM/OTHER		5.260	329,006			
AGRICULTURAL LAND TOTAL*	**92**	**1,625.220**	**434,012**	**$ 369,598**	**$ -**	**$ 803,610**

***Does not include rural land with minor improvements**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

CARSON CITY

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
ALL SECURED REAL PROPERTY	21,256	89,821.000	1,442,362,183	1,795,496,549	(835,900,331)	2,401,958,401
CENTRALLY ASSESSED UTILITIES				54,091,870	(1,689,074)	52,402,796
CENTRALLY ASSESSED MINING			-	-	-	-
TOTAL SECURED REAL PROPERTY			**$ 1,442,362,183**	**$ 1,849,588,419**	**$ (837,589,405)**	**$ 2,454,361,197**
SECURED PERSONAL PROPERTY				3,377,932	(243,985)	3,133,947
NET TOTAL SECURED					**$ (837,833,390)**	**$ 2,457,495,144**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

CARSON CITY

SECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
Airplanes	-	$ -
Billboards	-	-
Mobile Homes	161	801,827
Machinery, Equipment & Fixtures	25	2,574,847
Farm Machinery	1	1,258
Mining Equip. (reported from DLGS)	-	-
Other Personal Property	-	-
Subtotal Secured Personal Property	183	3,377,932
Total Secured Personal Property Exempt Value		(243,985)
TOTAL (LOCALLY ASSESSED)	**183**	**$ 3,133,947**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

CARSON CITY

SECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	PARCELS	ACRES	EXEMPT VALUE
BLIND	14			$ 72,240
ORPHANS	-			-
SURVIVING SPOUSES	159			273,480
VETERANS	196			674,240
DISABLED VETERANS				
100%	100			2,822,955
80-99%	38			743,275
60-79%	29			438,145
Surviving Spouse	36			920,045
PATENTED MINING CLAIMS	-			-
POLLUTION CONTROL (except Mining)	-			-
CHURCH		45	87.100	23,499,409
U.S. PUBLIC DOMAIN		-	-	-
U.S. GOVERNMENT		177	54,528.700	218,146,704
INDIAN		12	762.600	18,325,987
STATE		135	3,146.200	153,767,582
STATE FORESTRY		9	1,850.100	4,503,119
COUNTY		354	11,753.600	192,160,761
MUNICIPAL		2	7.400	1,468,741
SCHOOL		16	191.100	46,111,358
ALL OTHERS		712	715.700	139,124,261
SUBTOTAL	572	1,462	73,042.500	$ 836,144,316
UTILITIES				1,689,074
MINING				-
TOTAL SECURED EXEMPTIONS				**$ 837,833,390**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

CARSON CITY

UNSECURED REAL PROPERTY	NUMBER OF ACCOUNTS	NUMBER OF ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	VALUE EXEMPTED	NET ASSESSED VALUE
SUPPLEMENTAL REAL	-	-	$ -	$ -	$ -	$ -
POSSESSORY INTERESTS & MINING PROP	-	-	$ -	$ -	$ -	$ -
INTRACOUNTY PUBLIC UTILITIES	-	-	$ -	$ -	$ -	$ -
OTHER	1,497	5.000	$ -	$ 3,459,996	$ -	$ 3,459,996
SUB TOTAL (LOCALLY ASSESSED)	**1,497**	**5.000**	**$ -**	**$ 3,459,996**	**$ -**	**$ 3,459,996**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

CARSON CITY

UNSECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
AIRPLANES	167	$ 10,219,906
BILLBOARDS	8	$ 514,813
MOBILE HOMES	2,098	$ 7,233,359
MACHINERY, EQUIPMENT, FIXTURES	3,099	$ 114,344,905
FARM MACHINERY	7	$ 30,981
OTHER	-	$ -
SUB TOTAL (LOCALLY ASSESSED)	5,113	$ 132,343,964
CENTRALLY ASSESSED		
UTILITIES (CWIP)	-	$ 4,301,747
NET PROCEEDS	-	-
PRIVATE CARLINES	-	-
MINING & MILLS		
Mining & Mill Equip	-	-
GEOTHERMAL IMPROVEMENTS	-	-
SUB TOTAL (CENTRALLY ASSESSED)	-	$ 4,301,746
UNSECURED REAL		
Land		-
Improvements		-
Total Unsecured Personal Property Exempt Value		$ (287,608)
TOTAL UNSECURED REAL & PERSONAL PROPERTY	**5,113**	**$ 136,358,103**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

CARSON CITY

UNSECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	EXEMPT VALUE
BLIND	1	$ 5,160
ORPHANS	-	-
SURVIVING SPOUSES	37	63,918
VETERANS	35	98,311
DISABLED VETERANS		
100%	5	20,356
80-99%	4	19,291
60-79%	-	-
Surviving Spouse	3	5,465
PATENTED MINING CLAIMS	-	-
POLLUTION CONTROL (except Mining)	-	-
CHURCHES	2	5,477
U.S. PUBLIC DOMAIN	-	-
U.S. GOVERNMENT	-	-
INDIAN	53	97,579
STATE	22	54,959
STATE FORESTRY	-	-
COUNTY	2	1,332
MUNICIPAL	-	-
SCHOOL	-	-
ALL OTHERS	3	128,261
SUBTOTAL LOCAL UNSECURED	161	$ 287,608
REAL PROPERTY CENTRALLY-ASSESSED		$ -
PERSONAL PROPERTY CENTRALLY-ASSESSED		-
TOTAL UNSECURED EXEMPTIONS		**$ 287,608**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

CHURCHILL

SUMMARY

REAL PROPERTY	SECURED	UNSECURED	TOTAL ASSESSED VALUE
Land	$ 301,198,341	$ 178,172	$ 301,376,513
Improvements	728,893,472	-	728,893,472
Geothermal	-	100,623,519	100,623,519
Centrally Assessed Utilities	114,746,130	4,980,496	119,726,626
Centrally Assessed Mining	49,974	866,565	916,539
PERSONAL PROPERTY			
Local	10,712,372	81,557,874	92,270,246
Mining	178,135	37,094,551	37,272,686
Net Proceeds		20,728,132	20,728,132
Private Carlines		264,871	264,871
TOTAL REAL & PERSONAL PROPERTY	$ 1,155,778,424	$ 246,294,180	$ 1,402,072,604
EXEMPTIONS			
Local Assessed (Real & Personal)	(226,890,389)	**Local Assessed** (9,033,150)	(235,923,539)
Centrally Assessed Utilities	(4,427,902)	**Centrally Assessed** (310)	(4,428,212)
Centrally Assessed Mining & Geothermal	-	**Personal Property** (4,795,786)	(4,795,786)
TOTAL EXEMPTIONS	**$ (231,318,291)**	**$ (13,829,246)**	**$ (245,147,537)**
NET TOTAL PROPERTY VALUE	**$ 924,460,133**	**$ 232,464,934**	**$ 1,156,925,067**

TOTAL NUMBER OF PARCELS	**13,832**
TOTAL ACRES	**3,178,323.000**

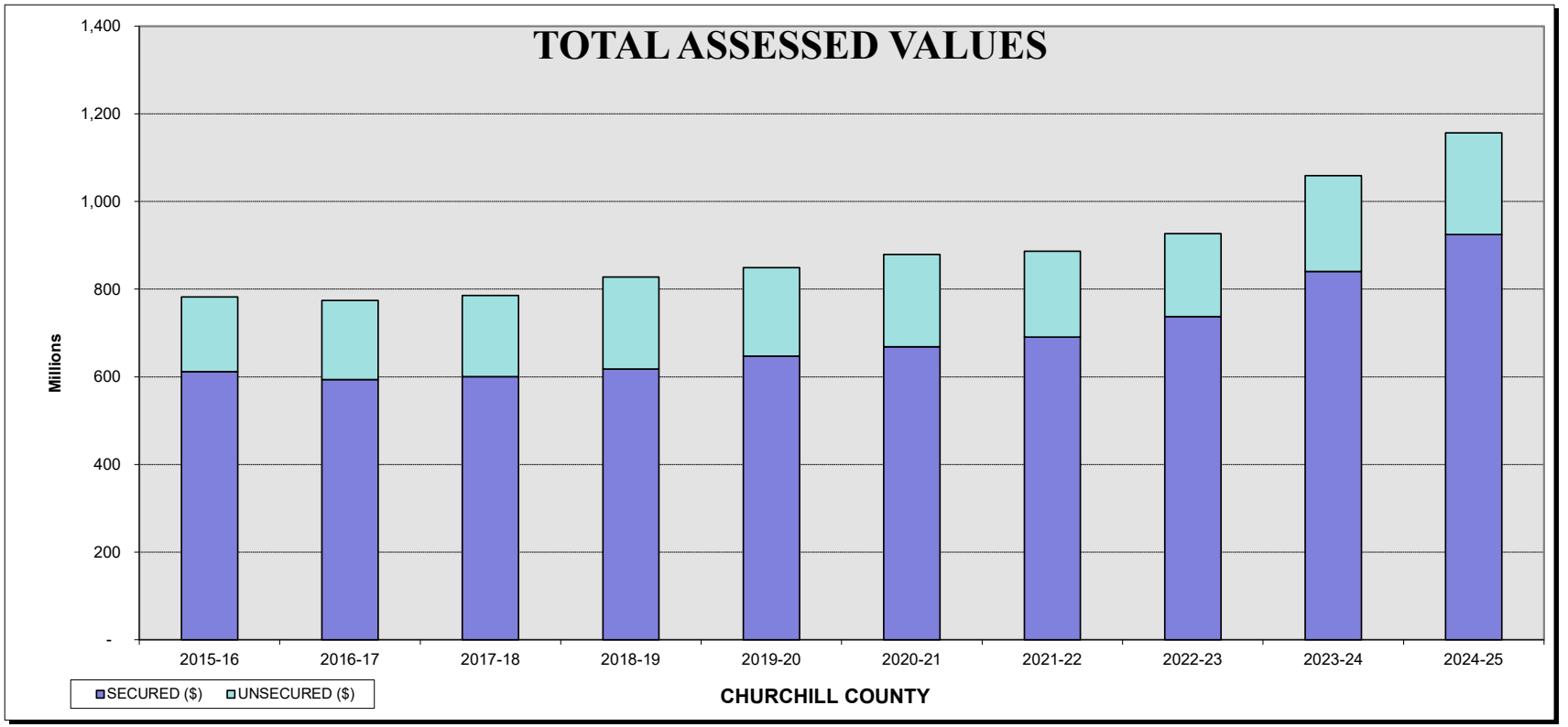
STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

CHURCHILL

TEN YEAR COMPARISON

YEAR	SECURED ($)	PERCENT CHANGE	UNSECURED ($)	PERCENT CHANGE	TOTAL ASSESSED VALUE ($)	PERCENT CHANGE
1O YEAR AVERAGE CHANGE		4.80%		3.73%		4.54%
2015-16	611,427,645		170,879,793		782,307,438	
2016-17	593,808,316	-2.88%	180,420,343	5.58%	774,228,659	-1.03%
2017-18	600,115,497	1.06%	185,344,045	2.73%	785,459,542	1.45%
2018-19	618,048,935	2.99%	209,744,050	13.16%	827,792,985	5.39%
2019-20	646,974,132	4.68%	201,793,851	-3.79%	848,767,983	2.53%
2020-21	668,343,170	3.30%	210,629,003	4.38%	878,972,173	3.56%
2021-22	690,392,139	3.30%	196,282,997	-6.81%	886,675,136	0.88%
2022-23	737,172,341	6.78%	189,282,142	-3.57%	926,454,483	4.49%
2023-24	840,118,381	13.96%	219,150,240	15.78%	1,059,268,621	14.34%
2024-25	924,460,133	10.04%	232,464,934	6.08%	1,156,925,067	9.22%



STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

CHURCHILL

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
VACANT	2,735	2,455,650.000	61,914,645	-	(34,063,060)	27,851,585
SINGLE FAMILY RESIDENTIAL	8,031	32,781.000	144,578,557	428,245,632	(45,732,271)	527,091,918
MULTI-FAMILY RESIDENTIAL	590	2,331.000	14,578,579	43,243,333	(4,444,688)	53,377,224
COMMERCIAL	685	5,365.000	35,931,029	127,844,772	(75,029,448)	88,746,353
INDUSTRIAL	82	1,984.000	3,872,229	25,312,279	(6,569,747)	22,614,761
RURAL	1,194	200,926.000	23,750,432	52,067,443	(2,037,812)	73,780,063
COMMUNICATION, TRANS, UTILITIES	33	26,204.000	2,627,452	15,989,144	(18,526,739)	89,857
MINES	380	130,793.000	3,186,666	51,811	(1,536,967)	1,701,510
SPECIAL PURPOSE OR USE	102	322,289.000	10,758,752	36,190,869	(40,436,557)	6,513,064
SUB TOTAL	**13,832**	**3,178,323.000**	**$ 301,198,341**	**$ 728,893,472**	**$ (226,840,322)**	**$ 803,251,491**
CENTRALLY ASESSED UTILITIES				114,746,130	(4,427,902)	110,318,228
CENTRALLY ASSESSED MINING				228,109	-	228,109
PERSONAL PROPERTY LOCAL				10,712,372	(50,067)	10,662,305
NET TOTAL PROPERTY VALUE			**301,198,341**	**854,580,083**	**(231,318,291)**	**$ 924,460,133**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

CHURCHILL

AGRICULTURAL LAND (60)	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
Intensive Use		2,000.810	$ 788,319			
Farmsteads		1,980.910	$ 532,435			
Cultivated						
1st Class		27,237.960	$ 8,321,215			
2nd Class		3,330.200	$ 790,929			
3rd Class		1,299.600	$ 220,606			
4th Class		107.000	$ 12,707			
Wildhay						
1st Class		33.000	$ 6,988			
2nd Class		206.000	$ 32,703			
Pasture						
1st Class		2,892.850	$ 436,103			
2nd Class		875.240	$ 100,652			
3rd Class		266.940	$ 26,093			
4th Class		117.250	$ 5,685			
Grazing						
1st Class		190.310	$ 2,241			
2nd Class		606.810	$ 3,689			
3rd Class		93,443.718	$ 395,260			
4th Class		57,698.950	$ 121,723			
AG USE TOTAL		**192,287.548**	**$ 11,797,348**			
NON AG USE						
RES/COMM/OTHER		3,351.790	9,465,295			
AGRICULTURAL LAND TOTAL*	**1,194**	**195,639.338**	**21,262,643**	**$ 50,328,397**	**$ 81,315**	**$ 71,509,725**

***Does not include rural land with minor improvements**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

CHURCHILL

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
ALL SECURED REAL PROPERTY	13,832	3,178,323.000	298,011,675	728,893,472	(226,840,322)	800,064,825
CENTRALLY ASSESSED UTILITIES				114,746,130	(4,427,902)	110,318,228
CENTRALLY ASSESSED MINING			3,186,666	228,109	-	3,414,775
TOTAL SECURED REAL PROPERTY			**$ 298,011,675**	**$ 843,867,711**	**$ (231,268,224)**	**$ 913,797,828**
SECURED PERSONAL PROPERTY				10,712,372	(50,067)	10,662,305
NET TOTAL SECURED					**$ (231,318,291)**	**$ 924,460,133**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

CHURCHILL

SECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
Airplanes	-	$ -
Billboards	-	-
Mobile Homes	475	2,983,930
Machinery, Equipment & Fixtures	44	4,486,597
Farm Machinery	76	3,241,845
Mining Equip. (reported from DLGS)	1	217,039
Other Personal Property	-	-
Subtotal Secured Personal Property	589	10,929,411
Total Secured Personal Property Exempt Value		(50,067)
TOTAL (LOCALLY ASSESSED)	**589**	**$ 10,879,344**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

CHURCHILL

SECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	PARCELS	ACRES	EXEMPT VALUE
BLIND	3			$ 10,680
ORPHANS	-			-
SURVIVING SPOUSES	107			181,380
VETERANS	189			630,780
DISABLED VETERANS				
100%	152			4,062,392
80-99%	70			1,480,444
60-79%	36			495,140
Surviving Spouse	25			656,448
PATENTED MINING CLAIMS	-			-
POLLUTION CONTROL (except Mining)	3			93
CHURCH		35	72.100	10,814,098
U.S. PUBLIC DOMAIN		786	2,512,015.600	33,268,825
U.S. GOVERNMENT		215	71,238.600	6,134,638
INDIAN		10	10,171.500	5,235,212
STATE		149	84,641.800	6,587,112
STATE FORESTRY		-	-	-
COUNTY		150	29,807.900	55,181,115
MUNICIPAL		91	4,661.500	23,967,036
SCHOOL		18	152.800	26,811,402
ALL OTHERS		430	154.000	2,394,934
SUBTOTAL	585	1,884	2,712,915.800	$ 226,890,389
UTILITIES				4,427,902
MINING				-
TOTAL SECURED EXEMPTIONS				**$ 231,318,291**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

CHURCHILL

UNSECURED REAL PROPERTY	NUMBER OF ACCOUNTS	NUMBER OF ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	VALUE EXEMPTED	NET ASSESSED VALUE
SUPPLEMENTAL REAL	-	-	$ -	$ -	$ -	$ -
POSSESSORY INTERESTS & MINING PROP	30	202,920.000	$ 107,806	$ 112,705,775	$ -	$ 112,813,581
INTRACOUNTY PUBLIC UTILITIES	-	-	$ -	$ -	$ -	$ -
OTHER	675	711,341.000	$ 70,366	$ 4,726,134	$ 15,314	$ 4,781,186
SUB TOTAL (LOCALLY ASSESSED)	**705**	**914,261.000**	**$ 178,172**	**$ 117,431,909**	**$ 15,314**	**$ 117,594,767**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

CHURCHILL

UNSECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
AIRPLANES	70	$ 1,028,248
BILLBOARDS	6	$ 63,737
MOBILE HOMES	1,161	$ 6,271,020
MACHINERY, EQUIPMENT, FIXTURES	1,354	$ 70,225,635
FARM MACHINERY	159	$ 3,667,677
OTHER	1	$ 301,557
SUB TOTAL (LOCALLY ASSESSED)	2,599	$ 81,557,874
CENTRALLY ASSESSED		
UTILITIES (CWIP)	-	$ 4,980,496
NET PROCEEDS	-	20,728,132
PRIVATE CARLINES	-	264,871
MINING & MILLS		
Mining & Mill Equip	-	37,961,116
GEOTHERMAL IMPROVEMENTS	-	100,623,519
SUB TOTAL (CENTRALLY ASSESSED)	-	$ 164,558,133
UNSECURED REAL		
Land		178,172
Improvements		-
Total Unsecured Personal Property Exempt Value		$ (13,829,246)
TOTAL UNSECURED REAL & PERSONAL PROPERTY	**2,599**	**$ 232,464,935**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

CHURCHILL

UNSECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	EXEMPT VALUE
BLIND	-	$ -
ORPHANS	-	-
SURVIVING SPOUSES	14	-
VETERANS	9	1,770
DISABLED VETERANS		
100%	3	-
80-99%	3	13,271
60-79%	1	-
Surviving Spouse	-	-
PATENTED MINING CLAIMS	-	-
POLLUTION CONTROL (except Mining)	6	2,967,808
CHURCHES	7	26,509
U.S. PUBLIC DOMAIN	2	81
U.S. GOVERNMENT	2	874
INDIAN	-	-
STATE	1	9,241
STATE FORESTRY	-	-
COUNTY	28	8,993,102
MUNICIPAL	1	938
SCHOOL	-	-
ALL OTHERS	2	2,406
SUBTOTAL LOCAL UNSECURED	78	$ 9,033,150
REAL PROPERTY CENTRALLY-ASSESSED		$ 3,006,425
PERSONAL PROPERTY CENTRALLY-ASSESSED		1,789,671
TOTAL UNSECURED EXEMPTIONS		**$ 13,829,246**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

CLARK

SUMMARY

REAL PROPERTY	SECURED	UNSECURED	TOTAL ASSESSED VALUE
Land	$ 59,771,734,342	$ -	$ 59,771,734,342
Improvements	99,725,569,653	3,267,084,859	102,992,654,512
Geothermal	-	-	-
Centrally Assessed Utilities	2,858,238,062	269,801,783	3,128,039,845
Centrally Assessed Mining	4,066,351	79,884	4,146,235
PERSONAL PROPERTY			
Local	-	9,988,231,833	9,988,231,833
Mining	-	15,300,138	15,300,138
Net Proceeds		5,674,048	5,674,048
Private Carlines		623,570	623,570
TOTAL REAL & PERSONAL PROPERTY	$ 162,359,608,408	$ 13,546,796,115	$ 175,906,404,523
EXEMPTIONS			
Local Assessed (Real & Personal)	(18,973,960,479)	**Local Assessed** (2,267,456,457)	(21,241,416,936)
Centrally Assessed Utilities	(168,319,058)	**Centrally Assessed** (68,520)	(168,387,578)
Centrally Assessed Mining & Geothermal	(397,540)	**Personal Property** (2,143,351)	(2,540,891)
TOTAL EXEMPTIONS	**$ (19,142,677,077)**	**$ (2,269,668,328)**	**$ (21,412,345,405)**
NET TOTAL PROPERTY VALUE	**$ 143,216,931,331**	**$ 11,277,127,787**	**$ 154,494,059,118**

TOTAL NUMBER OF PARCELS	**846,366**
TOTAL ACRES	**4,936,104.041**

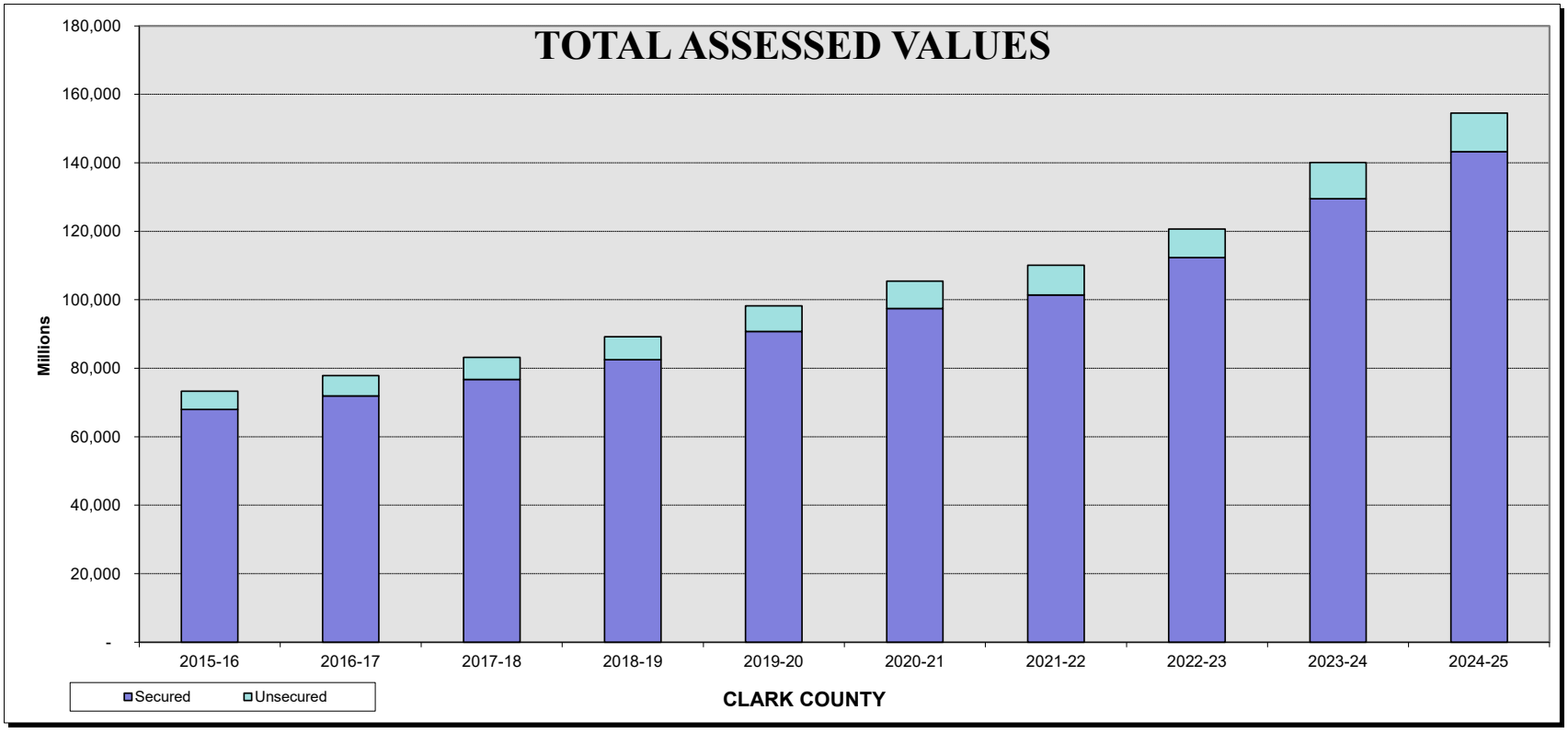
STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

CLARK

TEN YEAR COMPARISON

YEAR	SECURED ($)	PERCENT CHANGE	UNSECURED ($)	PERCENT CHANGE	TOTAL ASSESSED VALUE ($)	PERCENT CHANGE
1O YEAR AVERAGE CHANGE		8.68%		8.94%		8.69%
2015-16	67,943,054,523		5,337,501,218		73,280,555,741	
2016-17	71,907,267,179	5.83%	5,977,534,900	11.99%	77,884,802,079	6.28%
2017-18	76,771,114,845	6.76%	6,396,146,755	7.00%	83,167,261,600	6.78%
2018-19	82,472,767,822	7.43%	6,745,619,522	5.46%	89,218,387,344	7.28%
2019-20	90,708,745,219	9.99%	7,502,297,397	11.22%	98,211,042,616	10.08%
2020-21	97,488,045,111	7.47%	7,942,551,129	5.87%	105,430,596,240	7.35%
2021-22	101,379,205,967	3.99%	8,721,977,726	9.81%	110,101,183,693	4.43%
2022-23	112,317,346,872	10.79%	8,342,610,028	-4.35%	120,659,956,900	9.59%
2023-24	129,503,024,569	15.30%	10,607,598,928	27.15%	140,110,623,497	16.12%
2024-25	143,216,931,331	10.59%	11,277,127,787	6.31%	154,494,059,118	10.27%



STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

CLARK

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
VACANT	50,428	4,599,042.286	11,394,801,243	6,171,553	(5,974,726,022)	5,426,246,774
SINGLE FAMILY RESIDENTIAL	761,023	131,260.193	30,562,455,508	60,400,122,326	(490,964,090)	90,471,613,744
MULTI-FAMILY RESIDENTIAL	8,244	11,553.408	2,251,730,303	5,447,424,102	(1,038,927,276)	6,660,227,129
COMMERCIAL	20,334	74,107.159	11,479,912,648	26,586,214,168	(7,704,960,546)	30,361,166,270
INDUSTRIAL	4,933	15,931.078	2,424,221,769	4,580,325,312	(137,247,586)	6,867,299,495
RURAL	271	5,293.970	3,675,464	5,237,850	(102,948)	8,810,366
COMMUNICATION, TRANS, UTILITIES	682	79,791.220	1,006,840,782	1,018,146,362	(1,782,110,548)	242,876,596
MINES	14	2,859.440	18,455,786	14,901,065	(2,434,161)	30,922,690
SPECIAL PURPOSE OR USE	437	16,265.287	629,640,839	1,681,927,980	(1,844,921,463)	466,647,356
SUB TOTAL	**846,366**	**4,936,104.042**	**$ 59,771,734,342**	**$ 99,725,569,653**	**$ (18,973,960,479)**	**$ 140,523,343,516**
CENTRALLY ASESSED UTILITIES				2,858,238,062	(168,319,058)	2,689,919,004
CENTRALLY ASSESSED MINING				4,066,351	(397,540)	3,668,811
PERSONAL PROPERTY LOCAL				0	-	0
NET TOTAL PROPERTY VALUE			**59,771,734,342**	**102,587,874,066**	**(19,142,677,077)**	**$ 143,216,931,331**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

CLARK

AGRICULTURAL LAND (60)	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
Intensive Use		235.710	$ 92,871			
Farmsteads		-	$ -			
Cultivated						
1st Class		1,221.970	$ 373,316			
2nd Class		400.620	$ 95,147			
3rd Class		77.330	$ 13,127			
4th Class		-	$ -			
Wildhay						
1st Class		-	$ -			
2nd Class		-	$ -			
Pasture						
1st Class		178.460	$ 26,904			
2nd Class		83.750	$ 9,632			
3rd Class		38.360	$ 3,748			
4th Class		587.540	$ 28,498			
Grazing						
1st Class		342.720	$ 4,037			
2nd Class		347.150	$ 2,109			
3rd Class		298.950	$ 1,264			
4th Class		1,166.610	$ 2,460			
AG USE TOTAL		**4,979.170**	**$ 653,113**			
NON AG USE						
RES/COMM/OTHER		-	-			
AGRICULTURAL LAND TOTAL*	**271**	**4,979.170**	**653,113**	**$ -**	**$ -**	**$ 653,113**

***Does not include rural land with minor improvements**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

CLARK

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
ALL SECURED REAL PROPERTY	846,366	4,936,104.041	59,753,278,556	99,725,569,653	(18,973,960,479)	140,504,887,730
CENTRALLY ASSESSED UTILITIES				2,858,238,062	(168,319,058)	2,689,919,004
CENTRALLY ASSESSED MINING			18,455,786	4,066,351	(397,540)	22,124,597
TOTAL SECURED REAL PROPERTY			**$ 59,753,278,556**	**$ 102,587,874,066**	**$ (19,142,677,077)**	**$ 143,216,931,331**
SECURED PERSONAL PROPERTY				-	-	-
NET TOTAL SECURED					**$ (19,142,677,077)**	**$ 143,216,931,331**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

CLARK

SECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
Airplanes	-	$ -
Billboards	-	-
Mobile Homes	-	-
Machinery, Equipment & Fixtures	-	-
Farm Machinery	-	-
Mining Equip. (reported from DLGS)	-	-
Other Personal Property	-	-
Subtotal Secured Personal Property	-	-
Total Secured Personal Property Exempt Value		-
TOTAL (LOCALLY ASSESSED)	**-**	**$ -**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

CLARK

SECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	PARCELS	ACRES	EXEMPT VALUE
BLIND	167			$ 3,420
ORPHANS	-			-
SURVIVING SPOUSES	4,954			6,266
VETERANS	8,001			101,153
DISABLED VETERANS				
100%	9,420			6,579,091
80-99%	1,382			438,840
60-79%	1,117			183,400
Surviving Spouse	948			981,735
PATENTED MINING CLAIMS	61			1,967,030
POLLUTION CONTROL (except Mining)	1			284,454
CHURCH		768	1,919.800	633,190,183
U.S. PUBLIC DOMAIN		-	-	-
U.S. GOVERNMENT		8,255	4,326,108.450	6,523,778,681
INDIAN		135	75,807.140	33,281,289
STATE		536	55,944.258	325,796,526
STATE FORESTRY		-	-	-
COUNTY		1,557	30,436.059	2,626,589,528
MUNICIPAL		2,654	126,505.021	1,764,276,825
SCHOOL		464	5,739.025	2,302,288,407
ALL OTHERS		1,022	10,463.060	2,501,411,352
SUBTOTAL	26,051	15,391	4,632,922.813	$ 18,973,960,479
UTILITIES				168,319,058
MINING				397,540
TOTAL SECURED EXEMPTIONS				**$ 19,142,677,077**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

CLARK

UNSECURED REAL PROPERTY	NUMBER OF ACCOUNTS	NUMBER OF ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	VALUE EXEMPTED	NET ASSESSED VALUE
SUPPLEMENTAL REAL	19,116	7,552.224	$ -	$ 3,267,084,859	$ 192,926,954	$ 3,074,157,905
POSSESSORY INTERESTS & MINING PROP	8	-	$ -	$ 16,221,117	$ 1,954,642	$ 14,266,475
INTRACOUNTY PUBLIC UTILITIES	-	-	$ -	$ -	$ -	$ -
OTHER	562	-	$ -	$ 261,197,922	$ 51,754,742	$ 209,443,180
SUB TOTAL (LOCALLY ASSESSED)	**19,686**	**7,552.224**	**$ -**	**$ 3,544,503,898**	**$ 246,636,338**	**$ 3,297,867,560**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

CLARK

UNSECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS		ASSESSED VALUE
AIRPLANES	771	$	472,468,298
BILLBOARDS	148	$	40,762,551
MOBILE HOMES	23,305	$	128,652,818
MACHINERY, EQUIPMENT, FIXTURES	51,742	$	8,880,676,996
FARM MACHINERY	-	$	-
OTHER	8,321	$	465,671,170
SUB TOTAL (LOCALLY ASSESSED)	84,287	$	9,988,231,833
CENTRALLY ASSESSED			
UTILITIES (CWIP)	-	$	269,801,783
NET PROCEEDS	-		5,674,048
PRIVATE CARLINES	-		623,570
MINING & MILLS			
Mining & Mill Equip	-		15,380,022
GEOTHERMAL IMPROVEMENTS	-		-
SUB TOTAL (CENTRALLY ASSESSED)	-	$	291,479,422
UNSECURED REAL			
Land			-
Improvements			3,267,084,859
Total Unsecured Personal Property Exempt Value		$	(2,269,668,328)
TOTAL UNSECURED REAL & PERSONAL PROPERTY	**84,287**	**$**	**11,277,127,787**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

CLARK

UNSECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	EXEMPT VALUE
BLIND	3	$ 5,101
ORPHANS	-	-
SURVIVING SPOUSES	184	348,103
VETERANS	201	503,994
DISABLED VETERANS		
100%	45	263,883
80-99%	13	74,894
60-79%	14	73,389
Surviving Spouse	23	133,382
PATENTED MINING CLAIMS	-	-
POLLUTION CONTROL (except Mining)	24	22,988,036
CHURCHES	162	1,266,022
U.S. PUBLIC DOMAIN	-	-
U.S. GOVERNMENT	30	86,624
INDIAN	3	76,574
STATE	8	18,162
STATE FORESTRY	-	-
COUNTY	97	59,640,116
MUNICIPAL	120	931,134
SCHOOL	753	7,909,145
ALL OTHERS	1,827	1,079,141,627
SUBTOTAL LOCAL UNSECURED	3,507	$ 2,267,456,457
REAL PROPERTY CENTRALLY-ASSESSED		$ 68,520
PERSONAL PROPERTY CENTRALLY-ASSESSED		2,143,351
TOTAL UNSECURED EXEMPTIONS		**$ 2,269,668,328**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

DOUGLAS

SUMMARY

REAL PROPERTY	SECURED	UNSECURED	TOTAL ASSESSED VALUE
Land	$ 2,485,582,189	$ -	$ 2,485,582,189
Improvements	2,733,406,619	-	2,733,406,619
Geothermal	-	-	-
Centrally Assessed Utilities	62,290,056	3,666,292	65,956,348
Centrally Assessed Mining	-	-	-
PERSONAL PROPERTY			
Local	11,194,176	118,513,343	129,707,519
Mining	-	-	-
Net Proceeds		-	-
Private Carlines		-	-
TOTAL REAL & PERSONAL PROPERTY	$ 5,292,473,040	$ 122,179,635	$ 5,414,652,675
EXEMPTIONS			
Local Assessed (Real & Personal)	(501,544,740)	**Local Assessed** (1,818,927)	(503,363,667)
Centrally Assessed Utilities	(2,668,099)	**Centrally Assessed** -	(2,668,099)
Centrally Assessed Mining & Geothermal	-	**Personal Property** -	-
TOTAL EXEMPTIONS	**$ (504,212,839)**	**$ (1,818,927)**	**$ (506,031,766)**
NET TOTAL PROPERTY VALUE	**$ 4,788,260,201**	**$ 120,360,708**	**$ 4,908,620,909**

TOTAL NUMBER OF PARCELS	**30,473**
TOTAL ACRES	**450,403.000**

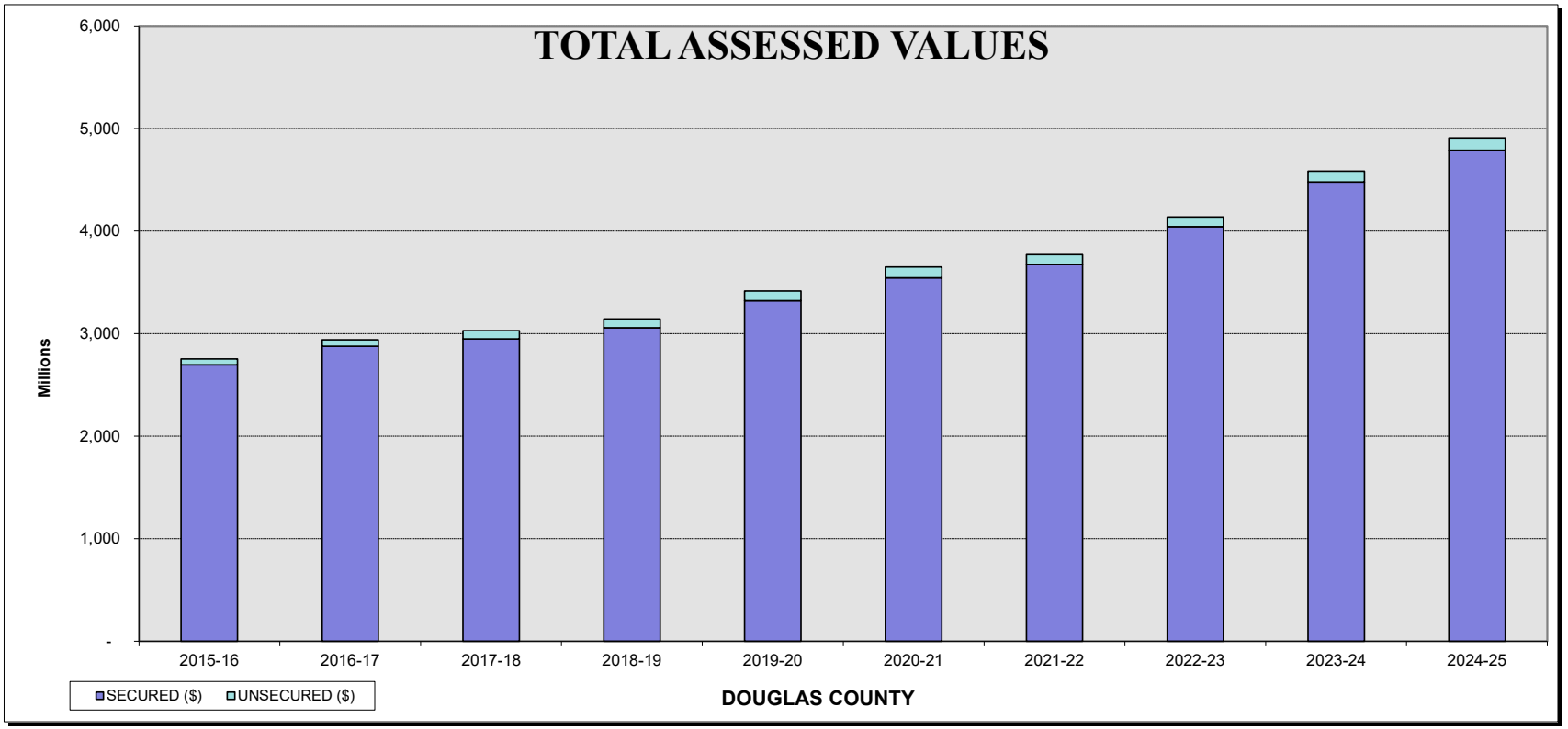
STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

DOUGLAS

TEN YEAR COMPARISON

YEAR	SECURED ($)	PERCENT CHANGE	UNSECURED ($)	PERCENT CHANGE	TOTAL ASSESSED VALUE ($)	PERCENT CHANGE
1O YEAR AVERAGE CHANGE		6.63%		9.14%		6.67%
2015-16	2,695,193,185		56,874,430		2,752,067,615	
2016-17	2,876,939,794	6.74%	61,636,321	8.37%	2,938,576,115	6.78%
2017-18	2,948,292,526	2.48%	78,729,770	27.73%	3,027,022,296	3.01%
2018-19	3,056,976,694	3.69%	84,222,949	6.98%	3,141,199,643	3.77%
2019-20	3,319,498,592	8.59%	94,518,293	12.22%	3,414,016,885	8.69%
2020-21	3,542,480,769	6.72%	108,022,376	14.29%	3,650,503,145	6.93%
2021-22	3,671,798,332	3.65%	98,874,315	-8.47%	3,770,672,647	3.29%
2022-23	4,041,392,151	10.07%	95,542,498	-3.37%	4,136,934,649	9.71%
2023-24	4,477,984,560	10.80%	105,545,539	10.47%	4,583,530,099	10.80%
2024-25	4,788,260,201	6.93%	120,360,708	14.04%	4,908,620,909	7.09%



STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

DOUGLAS

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
VACANT	3,705	318,991.000	361,896,966	462,230	(147,006,470)	215,352,726
SINGLE FAMILY RESIDENTIAL	23,180	27,663.000	1,702,397,025	1,866,844,668	(33,563,722)	3,535,677,971
MULTI-FAMILY RESIDENTIAL	1,178	3,851.000	227,762,185	192,199,445	(36,524,347)	383,437,283
COMMERCIAL	681	6,567.000	125,405,666	407,638,507	(178,661,978)	354,382,195
INDUSTRIAL	356	994.000	16,366,980	141,036,074	(3,024,153)	154,378,901
RURAL	1,159	73,265.000	20,071,010	43,761,619	(403,188)	63,429,441
COMMUNICATION, TRANS, UTILITIES	115	14,479.000	12,346,082	55,394,109	(66,213,252)	1,526,939
MINES	11	331.000	99,400	32,826	-	132,226
SPECIAL PURPOSE OR USE	88	4,262.000	19,236,875	26,069,967	(36,147,630)	9,159,212
SUB TOTAL	**30,473**	**450,403.000**	**$ 2,485,582,189**	**$ 2,733,406,619**	**$ (501,544,740)**	**$ 4,717,444,068**
CENTRALLY ASESSED UTILITIES				62,290,056	(2,668,099)	59,621,957
CENTRALLY ASSESSED MINING				0	-	0
PERSONAL PROPERTY LOCAL				11,194,176	-	11,194,176
NET TOTAL PROPERTY VALUE			**2,485,582,189**	**2,806,890,851**	**(504,212,839)**	**$ 4,788,260,201**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

DOUGLAS

AGRICULTURAL LAND (60)	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
Intensive Use		255.000	$ 100,537			
Farmsteads		88.000	$ 18,787			
Cultivated						
1st Class		6,377.000	$ 1,948,078			
2nd Class		2,898.000	$ 686,975			
3rd Class		1,272.000	$ 215,940			
4th Class		145.000	$ 17,195			
Wildhay						
1st Class		2,849.000	$ 603,353			
2nd Class		56.000	$ 8,930			
Pasture						
1st Class		6,653.000	$ 1,003,073			
2nd Class		8,893.000	$ 1,022,693			
3rd Class		3,218.000	$ 314,523			
4th Class		807.000	$ 39,159			
Grazing						
1st Class		1,115.000	$ 13,128			
2nd Class		706.000	$ 4,294			
3rd Class		37,355.000	$ 158,041			
4th Class		79.000	$ 166			
AG USE TOTAL		**72,766.000**	**$ 6,154,872**			
NON AG USE						
RES/COMM/OTHER		294.000	13,900,600.000			
AGRICULTURAL LAND TOTAL*	**1,159**	**73,060.000**	**20,055,472**	**$ 43,761,626**	**$ 403,188**	**$ 63,413,910**

***Does not include rural land with minor improvements**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

DOUGLAS

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
ALL SECURED REAL PROPERTY	30,473	450,403.000	2,485,482,789	2,733,406,619	(501,544,740)	4,717,344,668
CENTRALLY ASSESSED UTILITIES				62,290,056	(2,668,099)	59,621,957
CENTRALLY ASSESSED MINING			99,400	-	-	99,400
TOTAL SECURED REAL PROPERTY			**$ 2,485,482,789**	**$ 2,795,696,675**	**$ (504,212,839)**	**$ 4,777,066,025**
SECURED PERSONAL PROPERTY				11,194,176	-	11,194,176
NET TOTAL SECURED					**$ (504,212,839)**	**$ 4,788,260,201**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

DOUGLAS

SECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
Airplanes	-	$ -
Billboards	-	-
Mobile Homes	476	1,801,323
Machinery, Equipment & Fixtures	54	8,627,103
Farm Machinery	35	765,750
Mining Equip. (reported from DLGS)	-	-
Other Personal Property	-	-
Subtotal Secured Personal Property	565	11,194,176
Total Secured Personal Property Exempt Value		-
TOTAL (LOCALLY ASSESSED)	**565**	**$ 11,194,176**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

DOUGLAS

SECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	PARCELS	ACRES	EXEMPT VALUE
BLIND	7			$ 36,120
ORPHANS	-			-
SURVIVING SPOUSES	198			340,560
VETERANS	347			1,210,880
DISABLED VETERANS				
100%	166			5,654,811
80-99%	63			1,651,200
60-79%	47			825,600
Surviving Spouse	26			834,200
PATENTED MINING CLAIMS	-			-
POLLUTION CONTROL (except Mining)	-			-
CHURCH		46	213.000	47,108,615
U.S. PUBLIC DOMAIN		128	162,965.000	31,185,383
U.S. GOVERNMENT		635	83,850.000	161,752,464
INDIAN		451	59,375.000	24,653,334
STATE		30	978.000	9,002,808
STATE FORESTRY		150	694.000	7,337,219
COUNTY		207	3,515.000	55,034,062
MUNICIPAL		221	3,195.000	80,620,358
SCHOOL		17	251.000	41,785,926
ALL OTHERS		98	4,471.000	31,549,268
SUBTOTAL	854	1,983	319,507.000	$ 501,544,740
UTILITIES				2,668,099
MINING				-
TOTAL SECURED EXEMPTIONS				**$ 504,212,839**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

DOUGLAS

UNSECURED REAL PROPERTY	NUMBER OF ACCOUNTS	NUMBER OF ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	VALUE EXEMPTED	NET ASSESSED VALUE
SUPPLEMENTAL REAL	-	-	$ -	$ -	$ -	$ -
POSSESSORY INTERESTS & MINING PROP	2	859.000	$ -	$ 1,673,180	$ -	$ 1,673,180
INTRACOUNTY PUBLIC UTILITIES	-	-	$ -	$ -	$ -	$ -
OTHER	522	22.000	$ -	$ 14,171,223	$ 2,190,093	$ 11,981,130
SUB TOTAL (LOCALLY ASSESSED)	**524**	**881.000**	**$ -**	**$ 15,844,403**	**$ 2,190,093**	**$ 13,654,310**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

DOUGLAS

UNSECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
AIRPLANES	253	$ 15,665,591
BILLBOARDS	2	$ 84,672
MOBILE HOMES	500	$ 4,757,912
MACHINERY, EQUIPMENT, FIXTURES	1,790	$ 88,697,240
FARM MACHINERY	40	$ 585,788
OTHER	93	$ 8,722,140
SUB TOTAL (LOCALLY ASSESSED)	2,678	$ 118,513,343
CENTRALLY ASSESSED		
UTILITIES (CWIP)	-	$ 3,666,292
NET PROCEEDS	-	-
PRIVATE CARLINES	-	-
MINING & MILLS		
Mining & Mill Equip	-	-
GEOTHERMAL IMPROVEMENTS	-	-
SUB TOTAL (CENTRALLY ASSESSED)	-	$ 3,666,291
UNSECURED REAL		
Land		-
Improvements		-
Total Unsecured Personal Property Exempt Value		$ (1,818,927)
TOTAL UNSECURED REAL & PERSONAL PROPERTY	**2,678**	**$ 120,360,708**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

DOUGLAS

UNSECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	EXEMPT VALUE
BLIND	-	$ -
ORPHANS	-	-
SURVIVING SPOUSES	8	13,760
VETERANS	8	23,212
DISABLED VETERANS		
100%	1	20,830
80-99%	-	-
60-79%	-	-
Surviving Spouse	2	33,149
PATENTED MINING CLAIMS	-	-
POLLUTION CONTROL (except Mining)	-	-
CHURCHES	1	27,244
U.S. PUBLIC DOMAIN	-	-
U.S. GOVERNMENT	1	9,517
INDIAN	15	99,171
STATE	-	-
STATE FORESTRY	-	-
COUNTY	13	1,554,837
MUNICIPAL	8	574,492
SCHOOL	12	101,582
ALL OTHERS	2	191,352
SUBTOTAL LOCAL UNSECURED	71	$ 1,818,927
REAL PROPERTY CENTRALLY-ASSESSED		$ -
PERSONAL PROPERTY CENTRALLY-ASSESSED		-
TOTAL UNSECURED EXEMPTIONS		**$ 1,818,927**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

ELKO

SUMMARY

REAL PROPERTY	SECURED	UNSECURED	TOTAL ASSESSED VALUE
Land	$ 705,109,367	$ 5,413,197	$ 710,522,564
Improvements	1,613,313,947	770,093	1,614,084,040
Geothermal	-	30,808,517	30,808,517
Centrally Assessed Utilities	284,409,454	7,036,872	291,446,326
Centrally Assessed Mining	128,040,504	81,009,710	209,050,214
PERSONAL PROPERTY			
Local	12,601,142	182,493,176	195,094,318
Mining	70,446,369	50,897,053	121,343,422
Net Proceeds		(96,426,292)	(96,426,292)
Private Carlines		1,202,084	1,202,084
TOTAL REAL & PERSONAL PROPERTY	$ 2,813,920,783	$ 263,204,410	$ 3,077,125,193
EXEMPTIONS			
Local Assessed (Real & Personal)	(489,889,235)	**Local Assessed** (929,870)	(490,819,105)
Centrally Assessed Utilities	(4,394,617)	**Centrally Assessed** -	(4,394,617)
Centrally Assessed Mining & Geothermal	(79,440,600)	**Personal Property** (47,660,657)	(127,101,257)
TOTAL EXEMPTIONS	**$ (573,724,452)**	**$ (48,590,527)**	**$ (622,314,979)**
NET TOTAL PROPERTY VALUE	**$ 2,240,196,331**	**$ 214,613,883**	**$ 2,454,810,214**

TOTAL NUMBER OF PARCELS	**45,489**
TOTAL ACRES	**10,860,762.000**

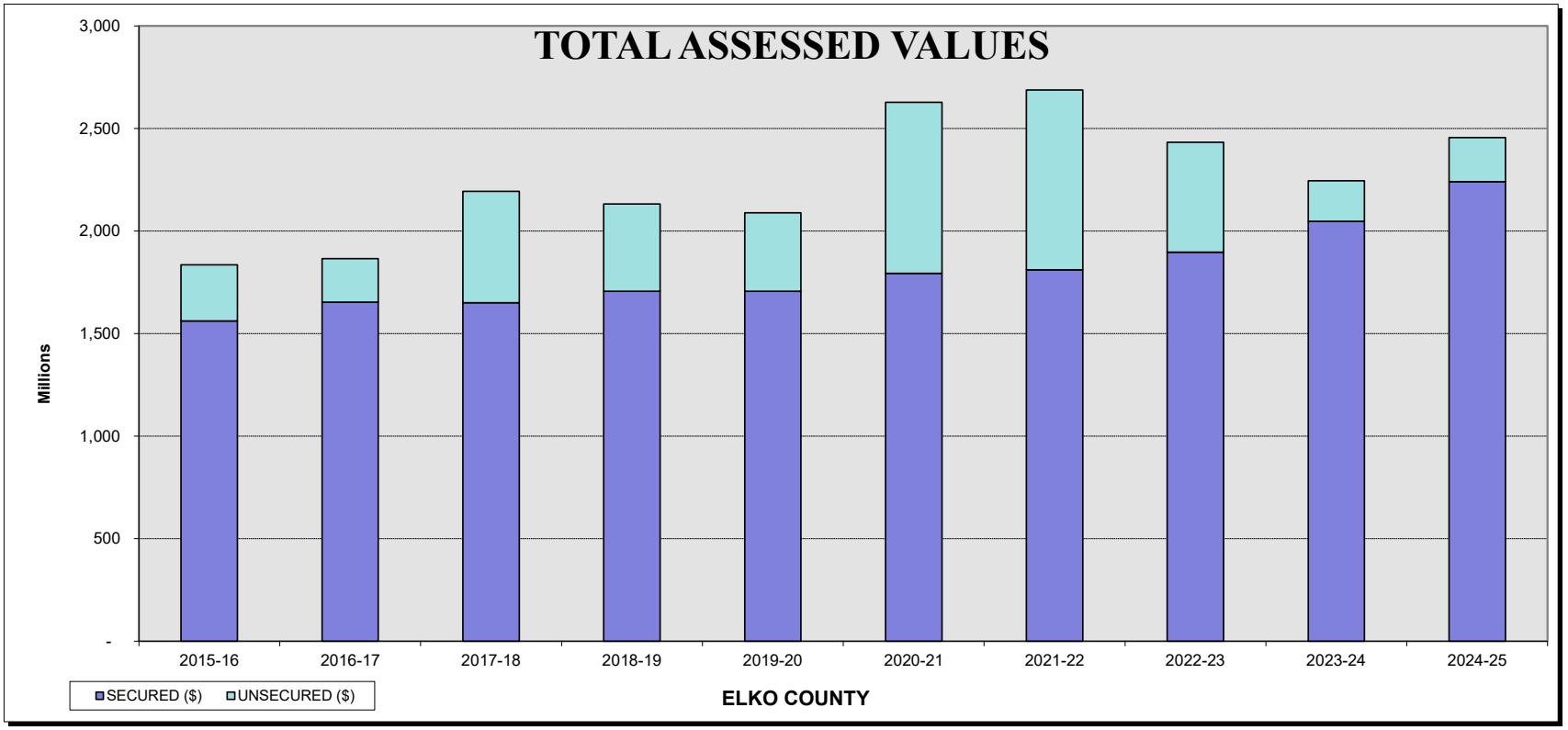
STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

ELKO

TEN YEAR COMPARISON

YEAR	SECURED ($)	PERCENT CHANGE	UNSECURED ($)	PERCENT CHANGE	TOTAL ASSESSED VALUE ($)	PERCENT CHANGE
1O YEAR AVERAGE CHANGE		4.14%		14.68%		3.85%
2015-16	1,561,668,541		272,947,972		1,834,616,513	
2016-17	1,652,457,290	5.81%	212,168,066	-22.27%	1,864,625,356	1.64%
2017-18	1,649,631,094	-0.17%	542,824,474	155.85%	2,192,455,568	17.58%
2018-19	1,705,073,775	3.36%	425,758,569	-21.57%	2,130,832,344	-2.81%
2019-20	1,706,438,434	0.08%	381,146,246	-10.48%	2,087,584,680	-2.03%
2020-21	1,792,531,083	5.05%	833,667,491	118.73%	2,626,198,574	25.80%
2021-22	1,810,273,704	0.99%	876,861,710	5.18%	2,687,135,414	2.32%
2022-23	1,895,893,514	4.73%	536,725,033	-38.79%	2,432,618,547	-9.47%
2023-24	2,046,753,281	7.96%	197,525,979	-63.20%	2,244,279,260	-7.74%
2024-25	2,240,196,331	9.45%	214,613,883	8.65%	2,454,810,214	9.38%



STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

ELKO

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
VACANT	23,482	8,257,806.000	365,258,698	886,649	(293,678,128)	72,467,219
SINGLE FAMILY RESIDENTIAL	16,513	60,178.000	202,917,950	903,857,068	(8,600,512)	1,098,174,506
MULTI-FAMILY RESIDENTIAL	686	2,252.000	13,698,093	98,496,600	(12,425,514)	99,769,179
COMMERCIAL	1,145	26,815.000	49,717,925	429,068,207	(132,273,221)	346,512,911
INDUSTRIAL	322	2,947.000	13,007,758	96,938,535	(9,983,023)	99,963,270
RURAL	2,926	2,473,811.000	44,512,137	42,746,723	(2,202,082)	85,056,778
COMMUNICATION, TRANS, UTILITIES	158	12,842.000	7,423,322	16,970,805	(20,410,462)	3,983,665
MINES	210	12,722.000	4,054,409	130,686,315	(73,703,694)	61,037,030
SPECIAL PURPOSE OR USE	47	11,389.000	4,519,075	24,349,360	(10,316,293)	18,552,142
SUB TOTAL	**45,489**	**10,860,762.000**	**$ 705,109,367**	**$ 1,613,313,947**	**$ (489,889,235)**	**$ 1,828,534,079**
CENTRALLY ASESSED UTILITIES				284,409,454	(4,394,617)	280,014,837
CENTRALLY ASSESSED MINING				198,486,873	(79,440,600)	119,046,273
PERSONAL PROPERTY LOCAL				12,601,142	-	12,601,142
NET TOTAL PROPERTY VALUE			**705,109,367**	**2,108,811,416**	**(573,724,452)**	**$ 2,240,196,331**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

ELKO

AGRICULTURAL LAND (60)	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
Intensive Use		165.000	$ 64,863			
Farmsteads		-	$ -			
Cultivated						
1st Class		998.000	$ 304,791			
2nd Class		2,723.000	$ 646,674			
3rd Class		11,265.000	$ 1,912,275			
4th Class		3,326.000	$ 395,028			
Wildhay						
1st Class		24,850.000	$ 5,261,999			
2nd Class		69,847.000	$ 11,088,167			
Pasture						
1st Class		2,159.000	$ 325,432			
2nd Class		41,217.000	$ 4,739,995			
3rd Class		61,334.000	$ 5,991,859			
4th Class		25,066.000	$ 1,215,678			
Grazing						
1st Class		115,881.000	$ 1,363,988			
2nd Class		633,224.000	$ 3,849,704			
3rd Class		1,218,295.000	$ 5,155,235			
4th Class		259,780.000	$ 548,214			
AG USE TOTAL		**2,470,130.000**	**$ 42,863,902**			
NON AG USE						
RES/COMM/OTHER		2,515.000	1,645,760.000			
AGRICULTURAL LAND TOTAL*	**2,926**	**2,472,645.000**	**44,509,662**	**$ 42,746,738**	**$ 2,208,752**	**$ 85,047,648**

***Does not include rural land with minor improvements**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

ELKO

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
ALL SECURED REAL PROPERTY	45,489	10,860,762.000	701,054,958	1,613,313,947	(489,889,235)	1,824,479,670
CENTRALLY ASSESSED UTILITIES				284,409,454	(4,394,617)	280,014,837
CENTRALLY ASSESSED MINING			4,054,409	198,486,873	(79,440,600)	123,100,682
TOTAL SECURED REAL PROPERTY			**$ 701,054,958**	**$ 2,096,210,274**	**$ (573,724,452)**	**$ 2,227,595,189**
SECURED PERSONAL PROPERTY				12,601,142	-	12,601,142
NET TOTAL SECURED					**$ (573,724,452)**	**$ 2,240,196,331**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

ELKO

SECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
Airplanes	-	$ -
Billboards	-	-
Mobile Homes	-	-
Machinery, Equipment & Fixtures	176	8,485,326
Farm Machinery	106	4,115,816
Mining Equip. (reported from DLGS)	6	64,826,357
Other Personal Property	-	-
Subtotal Secured Personal Property	247	77,427,499
Total Secured Personal Property Exempt Value		(3,582,546)
TOTAL (LOCALLY ASSESSED)	**247**	**$ 73,844,953**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

ELKO

SECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	PARCELS	ACRES	EXEMPT VALUE
BLIND	3			$ 15,480
ORPHANS	-			-
SURVIVING SPOUSES	116			199,520
VETERANS	270			895,240
DISABLED VETERANS				
100%	78			1,804,537
80-99%	50			1,034,683
60-79%	23			337,258
Surviving Spouse	13			373,785
PATENTED MINING CLAIMS	-			-
POLLUTION CONTROL (except Mining)	6			3,582,546
CHURCH		118	133.000	15,377,281
U.S. PUBLIC DOMAIN		572	189,127.000	8,586,382
U.S. GOVERNMENT		641	7,865,898.000	285,195,359
INDIAN		19	21,766.000	767,400
STATE		82	7,890.000	12,888,941
STATE FORESTRY		-	-	-
COUNTY		124	3,695.000	17,613,639
MUNICIPAL		332	9,231.000	42,854,714
SCHOOL		56	651.000	60,002,133
ALL OTHERS		241	14,534.000	38,095,734
SUBTOTAL	559	2,185	8,112,925.000	$ 489,889,235
UTILITIES				4,394,617
MINING				75,077,722
TOTAL SECURED EXEMPTIONS				**$ 573,724,452**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

ELKO

UNSECURED REAL PROPERTY	NUMBER OF ACCOUNTS	NUMBER OF ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	VALUE EXEMPTED	NET ASSESSED VALUE
SUPPLEMENTAL REAL	7	83.000	$ -	$ 770,093	$ 41,475	$ 728,618
POSSESSORY INTERESTS & MINING PROP	136	264,753.000	$ 5,082,342	$ 85,720,870	$ 36,361,270	$ 54,441,942
INTRACOUNTY PUBLIC UTILITIES	-	-	$ -	$ -	$ -	$ -
OTHER	444	271,940.000	$ 330,855	$ 5,887,158	$ 3,440	$ 6,214,573
SUB TOTAL (LOCALLY ASSESSED)	**587**	**536,776.000**	**$ 5,413,197**	**$ 92,378,121**	**$ 36,406,185**	**$ 61,385,133**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

ELKO

UNSECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
AIRPLANES	73	$ 4,564,284
BILLBOARDS	23	$ 1,098,609
MOBILE HOMES	4,767	$ 23,278,159
MACHINERY, EQUIPMENT, FIXTURES	2,702	$ 150,509,459
FARM MACHINERY	105	$ 3,042,665
OTHER	-	$ -
SUB TOTAL (LOCALLY ASSESSED)	7,378	$ 182,493,176
CENTRALLY ASSESSED		
UTILITIES (CWIP)	-	$ 7,036,872
NET PROCEEDS	-	(96,426,292)
PRIVATE CARLINES	-	1,202,084
MINING & MILLS		
Mining & Mill Equip	-	131,906,763
GEOTHERMAL IMPROVEMENTS	-	30,808,517
SUB TOTAL (CENTRALLY ASSESSED)	-	$ 74,527,943
UNSECURED REAL		
Land		5,413,197
Improvements		770,093
Total Unsecured Personal Property Exempt Value		$ (48,590,527)
TOTAL UNSECURED REAL & PERSONAL PROPERTY	**7,378**	**$ 214,613,884**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

ELKO

UNSECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	EXEMPT VALUE
BLIND	-	$ -
ORPHANS	-	-
SURVIVING SPOUSES	4	6,764
VETERANS	12	41,280
DISABLED VETERANS		
100%	5	24,537
80-99%	-	-
60-79%	1	9,262
Surviving Spouse	2	8,924
PATENTED MINING CLAIMS	-	-
POLLUTION CONTROL (except Mining)	7	44,672,679
CHURCHES	8	83,373
U.S. PUBLIC DOMAIN	-	-
U.S. GOVERNMENT	7	106,668
INDIAN	-	-
STATE	1	19,573
STATE FORESTRY	-	-
COUNTY	5	20,553
MUNICIPAL	7	409,605
SCHOOL	14	492,018
ALL OTHERS	14	253,578
SUBTOTAL LOCAL UNSECURED	87	$ 929,870
REAL PROPERTY CENTRALLY-ASSESSED		$ 43,436,949
PERSONAL PROPERTY CENTRALLY-ASSESSED		4,223,708
TOTAL UNSECURED EXEMPTIONS		**$ 48,590,527**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

ESMERALDA

SUMMARY

REAL PROPERTY	SECURED	UNSECURED	TOTAL ASSESSED VALUE
Land	$ 96,479,396	$ -	$ 96,479,396
Improvements	22,937,804	12,365,846	35,303,650
Geothermal	-	-	-
Centrally Assessed Utilities	48,544,651	1,181,561	49,726,212
Centrally Assessed Mining	10,341,951	9,022,574	19,364,525
PERSONAL PROPERTY			
Local	1,445,668	2,983,968	4,429,636
Mining	12,531,437	18,277,119	30,808,556
Net Proceeds		142,723,071	142,723,071
Private Carlines		-	-
TOTAL REAL & PERSONAL PROPERTY	$ 192,280,907	$ 186,554,139	$ 378,835,046
EXEMPTIONS			
Local Assessed (Real & Personal)	(88,936,096)	**Local Assessed** (22,850)	(88,958,946)
Centrally Assessed Utilities	(17,222,590)	**Centrally Assessed** -	(17,222,590)
Centrally Assessed Mining & Geothermal	(9,255)	**Personal Property** (288,676)	(297,931)
TOTAL EXEMPTIONS	**$ (106,167,941)**	**$ (311,526)**	**$ (106,479,467)**
NET TOTAL PROPERTY VALUE	**$ 86,112,966**	**$ 186,242,613**	**$ 272,355,579**

TOTAL NUMBER OF PARCELS	**2,858**
TOTAL ACRES	**2,215,521.000**

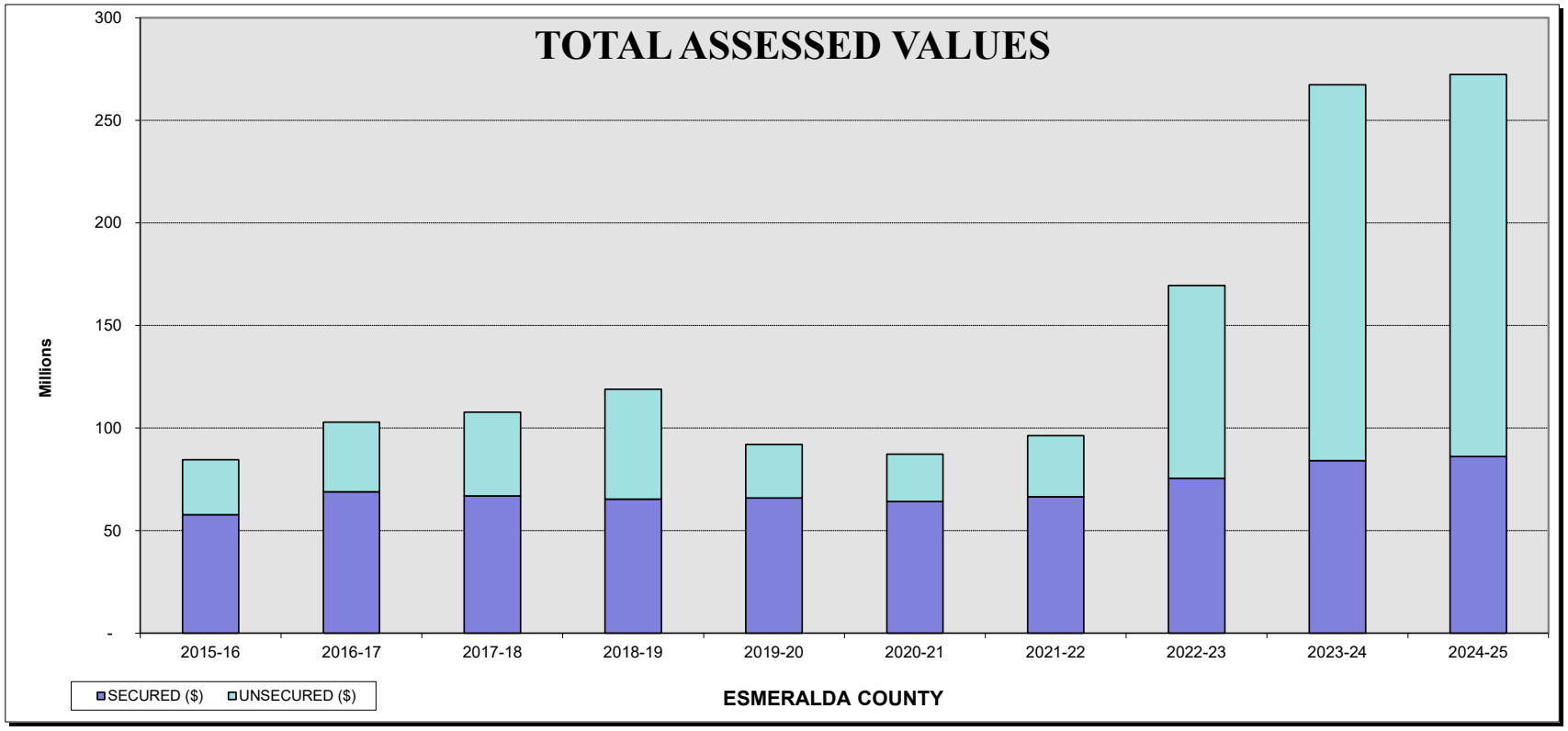
STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

ESMERALDA

TEN YEAR COMPARISON

YEAR	SECURED ($)	PERCENT CHANGE	UNSECURED ($)	PERCENT CHANGE	TOTAL ASSESSED VALUE ($)	PERCENT CHANGE
1O YEAR AVERAGE CHANGE		4.79%		39.66%		17.22%
2015-16	57,818,966		26,667,141		84,486,107	
2016-17	68,958,267	19.27%	33,872,141	27.02%	102,830,408	21.71%
2017-18	66,894,266	-2.99%	40,849,338	20.60%	107,743,604	4.78%
2018-19	65,298,306	-2.39%	53,553,146	31.10%	118,851,452	10.31%
2019-20	65,895,558	0.91%	26,098,659	-51.27%	91,994,217	-22.60%
2020-21	64,201,149	-2.57%	23,103,996	-11.47%	87,305,145	-5.10%
2021-22	66,557,124	3.67%	29,797,127	28.97%	96,354,251	10.36%
2022-23	75,563,647	13.53%	93,953,873	215.31%	169,517,520	75.93%
2023-24	84,094,535	11.29%	183,199,054	94.99%	267,293,589	57.68%
2024-25	86,112,966	2.40%	186,242,613	1.66%	272,355,579	1.89%



STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

ESMERALDA

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
VACANT	1,379	2,192,346.000	87,084,932	-	(82,086,302)	4,998,630
SINGLE FAMILY RESIDENTIAL	777	2,939.000	3,643,935	9,837,357	(1,503,352)	11,977,940
MULTI-FAMILY RESIDENTIAL	118	1,724.000	542,991	2,641,266	(850,728)	2,333,529
COMMERCIAL	109	313.000	1,014,721	7,152,422	(3,072,348)	5,094,795
INDUSTRIAL	2	190.000	47,841	41,646	-	89,487
RURAL	58	17,933.000	3,136,040	1,908,684	(5,481)	5,039,243
COMMUNICATION, TRANS, UTILITIES	9	11.000	16,742	768,472	(785,214)	-
MINES	402	23.000	956,629	16,528,669	(286,854)	17,198,444
SPECIAL PURPOSE OR USE	4	42.000	35,565	587,957	(623,522)	-
SUB TOTAL	**2,858**	**2,215,521.000**	**$ 96,479,396**	**$ 22,937,804**	**$ (88,926,947)**	**$ 30,490,253**
CENTRALLY ASESSED UTILITIES				48,544,651	(17,222,590)	31,322,061
CENTRALLY ASSESSED MINING				22,873,388	(9,255)	22,864,133
PERSONAL PROPERTY LOCAL				1,445,668	(9,149)	1,436,519
NET TOTAL PROPERTY VALUE			**96,479,396**	**95,801,511**	**(106,167,941)**	**$ 86,112,966**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

ESMERALDA

AGRICULTURAL LAND (60)	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
Intensive Use		81.000	$ 31,914			
Farmsteads		143.460	$ 45,330			
Cultivated						
1st Class		8,785.560	$ 2,683,994			
2nd Class		40.000	$ 9,500			
3rd Class		197.480	$ 33,522			
4th Class		596.940	$ 70,886			
Wildhay						
1st Class		-	$ -			
2nd Class		-	$ -			
Pasture						
1st Class		471.990	$ 71,153			
2nd Class		-	$ -			
3rd Class		444.000	$ 43,401			
4th Class		331.000	$ 16,053			
Grazing						
1st Class		318.450	$ 3,748			
2nd Class		328.000	$ 1,994			
3rd Class		5,870.860	$ 24,835			
4th Class		195.140	$ 412			
AG USE TOTAL		**17,803.880**	**$ 3,036,742**			
NON AG USE						
RES/COMM/OTHER		28.000	73,029.000			
AGRICULTURAL LAND TOTAL*	**58**	**17,831.880**	**3,109,771**	**$ 1,908,684**	**$ 2,741**	**$ 5,015,714**

***Does not include rural land with minor improvements**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

ESMERALDA

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
ALL SECURED REAL PROPERTY	2,858	2,215,521.000	95,522,767	22,937,804	(88,926,947)	29,533,624
CENTRALLY ASSESSED UTILITIES				48,544,651	(17,222,590)	31,322,061
CENTRALLY ASSESSED MINING			956,629	22,873,388	(9,255)	23,820,762
TOTAL SECURED REAL PROPERTY			**$ 95,522,767**	**$ 94,355,843**	**$ (106,158,792)**	**$ 84,676,447**
SECURED PERSONAL PROPERTY				1,445,668	(9,149)	1,436,519
NET TOTAL SECURED					**$ (106,167,941)**	**$ 86,112,966**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

ESMERALDA

SECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
Airplanes	-	$ -
Billboards	-	-
Mobile Homes	151	617,210
Machinery, Equipment & Fixtures	9	26,296
Farm Machinery	11	787,889
Mining Equip. (reported from DLGS)	4	25,367,056
Other Personal Property	8	14,273
Subtotal Secured Personal Property	111	26,812,724
Total Secured Personal Property Exempt Value		(22,933)
TOTAL (LOCALLY ASSESSED)	**111**	**$ 26,789,791**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

ESMERALDA

SECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	PARCELS	ACRES	EXEMPT VALUE
BLIND	-			$ -
ORPHANS	-			-
SURVIVING SPOUSES	4			6,880
VETERANS	5			12,200
DISABLED VETERANS				
100%	1			18,796
80-99%	2			3,000
60-79%	-			-
Surviving Spouse	-			-
PATENTED MINING CLAIMS	4			4,500
POLLUTION CONTROL (except Mining)	-			-
CHURCH		6	8.200	153,218
U.S. PUBLIC DOMAIN		88	2,182,331.000	81,191,660
U.S. GOVERNMENT		-	-	-
INDIAN		-	-	-
STATE		39	226.400	449,640
STATE FORESTRY		7	320.000	97,020
COUNTY		103	193.700	3,523,135
MUNICIPAL		2	2.600	38,713
SCHOOL		16	17.900	965,980
ALL OTHERS		31	68.500	241,952
SUBTOTAL	16	292	2,183,168.300	$ 88,936,096
UTILITIES				17,222,590
MINING				2,486
TOTAL SECURED EXEMPTIONS				**$ 106,167,941**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

ESMERALDA

UNSECURED REAL PROPERTY	NUMBER OF ACCOUNTS	NUMBER OF ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	VALUE EXEMPTED	NET ASSESSED VALUE
SUPPLEMENTAL REAL	3	23.000	$ -	$ 12,365,846	$ -	$ 12,365,846
POSSESSORY INTERESTS & MINING PROP	-	-	$ -	$ -	$ -	$ -
INTRACOUNTY PUBLIC UTILITIES	-	-	$ -	$ -	$ -	$ -
OTHER	16	-	$ -	$ 2,843,289	$ 133,846	$ 2,709,443
SUB TOTAL (LOCALLY ASSESSED)	**19**	**23.000**	**$ -**	**$ 15,209,135**	**$ 133,846**	**$ 15,075,289**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

ESMERALDA

UNSECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
AIRPLANES	1	$ 268
BILLBOARDS	-	$ -
MOBILE HOMES	304	$ 877,630
MACHINERY, EQUIPMENT, FIXTURES	68	$ 618,090
FARM MACHINERY	7	$ 1,013,339
OTHER	45	$ 474,641
SUB TOTAL (LOCALLY ASSESSED)	468	$ 2,983,968
CENTRALLY ASSESSED		
UTILITIES (CWIP)	-	$ 1,181,561
NET PROCEEDS	-	142,723,071
PRIVATE CARLINES	-	-
MINING & MILLS		
Mining & Mill Equip	-	27,299,693
GEOTHERMAL IMPROVEMENTS	-	-
SUB TOTAL (CENTRALLY ASSESSED)	-	$ 171,204,324
UNSECURED REAL		
Land		-
Improvements		12,365,846
Total Unsecured Personal Property Exempt Value		$ (311,526)
TOTAL UNSECURED REAL & PERSONAL PROPERTY	**468**	**$ 186,242,613**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

ESMERALDA

UNSECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	EXEMPT VALUE
BLIND	-	$ -
ORPHANS	-	-
SURVIVING SPOUSES	-	-
VETERANS	-	-
DISABLED VETERANS		
100%	-	-
80-99%	-	-
60-79%	-	-
Surviving Spouse	-	-
PATENTED MINING CLAIMS	-	-
POLLUTION CONTROL (except Mining)	3	262,777
CHURCHES	3	904
U.S. PUBLIC DOMAIN	-	-
U.S. GOVERNMENT	-	-
INDIAN	-	-
STATE	-	-
STATE FORESTRY	-	-
COUNTY	3	6,672
MUNICIPAL	-	-
SCHOOL	4	14,858
ALL OTHERS	2	417
SUBTOTAL LOCAL UNSECURED	15	$ 22,850
REAL PROPERTY CENTRALLY-ASSESSED		$ 102,183
PERSONAL PROPERTY CENTRALLY-ASSESSED		186,493
TOTAL UNSECURED EXEMPTIONS		**$ 311,526**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

EUREKA

SUMMARY

REAL PROPERTY	SECURED	UNSECURED	TOTAL ASSESSED VALUE
Land	$ 115,858,036	$ -	$ 115,858,036
Improvements	235,235,311	26,338,595	261,573,906
Geothermal	-	-	-
Centrally Assessed Utilities	59,582,751	1,479,067	61,061,818
Centrally Assessed Mining	593,014,689	46,842,502	639,857,191
PERSONAL PROPERTY			
Local	41,802,146	13,313,166	55,115,312
Mining	208,858,585	78,057,076	286,915,661
Net Proceeds		885,273,696	885,273,696
Private Carlines		232,145	232,145
TOTAL REAL & PERSONAL PROPERTY	$ 1,254,351,518	$ 1,051,536,247	$ 2,305,887,765
EXEMPTIONS			
Local Assessed (Real & Personal)	(122,163,608)	**Local Assessed** (25,394,584)	(147,558,192)
Centrally Assessed Utilities	(2,306,131)	**Centrally Assessed** -	(2,306,131)
Centrally Assessed Mining & Geothermal	(309,601,611)	**Personal Property** (13,348,676)	(322,950,287)
TOTAL EXEMPTIONS	**$ (434,071,350)**	**$ (38,743,260)**	**$ (472,814,610)**
NET TOTAL PROPERTY VALUE	**$ 820,280,168**	**$ 1,012,792,987**	**$ 1,833,073,155**

TOTAL NUMBER OF PARCELS	**4,691**
TOTAL ACRES	**2,668,603.000**

Note: Eureka county experiences substantial fluctuations in valuation due to mining activity within the County. Mining properties are the largest contributors to overall assessed valuation and have great influence on value changes from year to year.

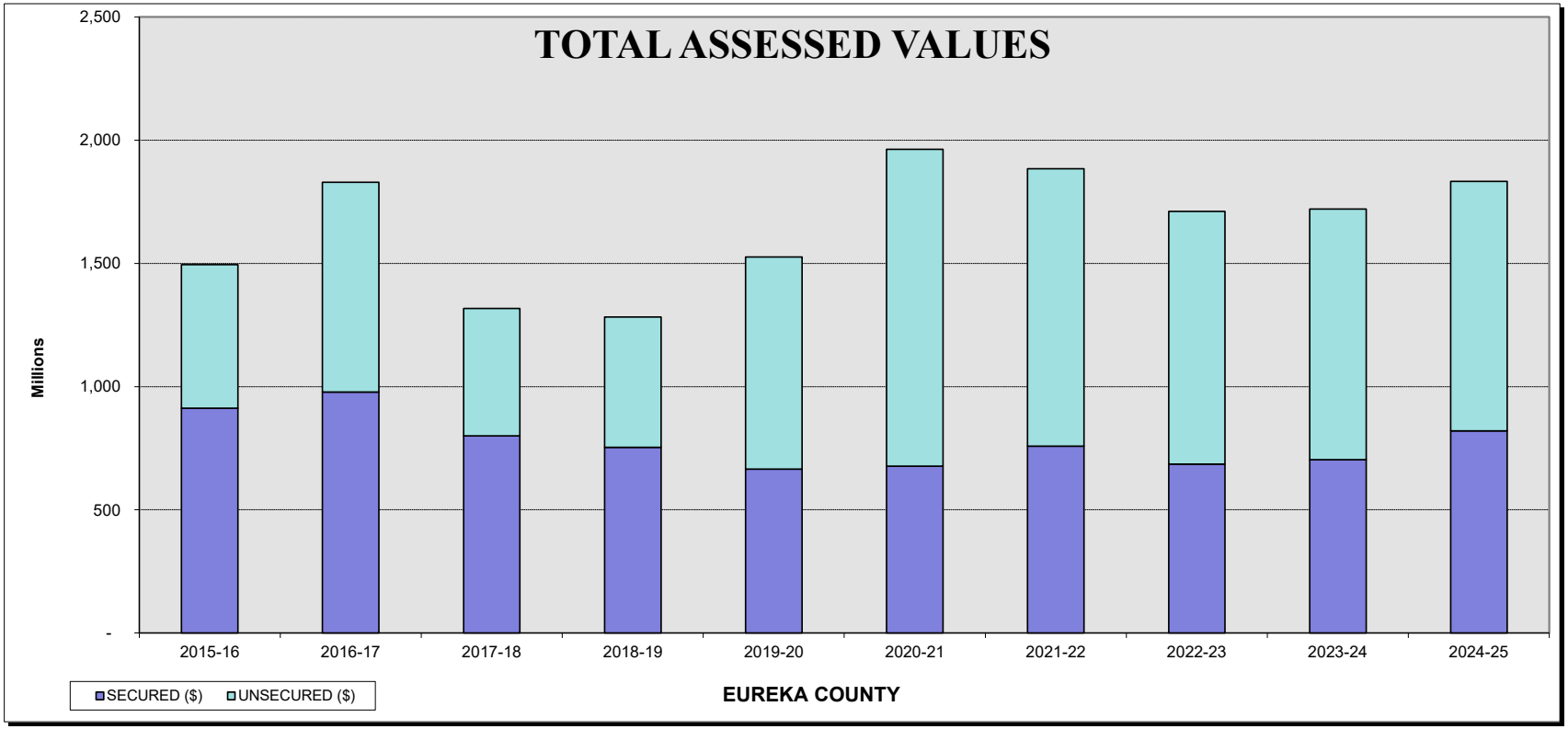
STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

EUREKA

TEN YEAR COMPARISON

YEAR	SECURED ($)	PERCENT CHANGE	UNSECURED ($)	PERCENT CHANGE	TOTAL ASSESSED VALUE ($)	PERCENT CHANGE
1O YEAR AVERAGE CHANGE		-0.57%		10.99%		3.70%
2015-16	912,292,207		582,205,837		1,494,498,044	
2016-17	977,687,717	7.17%	852,007,833	46.34%	1,829,695,549	22.43%
2017-18	799,988,395	-18.18%	517,648,643	-39.24%	1,317,637,038	-27.99%
2018-19	754,102,529	-5.74%	528,125,995	2.02%	1,282,228,524	-2.69%
2019-20	664,765,531	-11.85%	861,400,928	63.11%	1,526,166,459	19.02%
2020-21	677,451,224	1.91%	1,285,206,888	49.20%	1,962,658,112	28.60%
2021-22	758,814,027	12.01%	1,125,635,411	-12.42%	1,884,449,438	-3.98%
2022-23	685,092,149	-9.72%	1,025,616,751	-8.89%	1,710,708,900	-9.22%
2023-24	703,085,752	2.63%	1,018,022,057	-0.74%	1,721,107,809	0.61%
2024-25	820,280,168	16.67%	1,012,792,987	-0.51%	1,833,073,155	6.51%



STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

EUREKA

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
VACANT	2,775	2,174,408.000	74,327,000	46,411	(67,814,261)	6,559,150
SINGLE FAMILY RESIDENTIAL	781	9,136.000	5,886,585	20,565,602	(661,340)	25,790,847
MULTI-FAMILY RESIDENTIAL	66	126.000	643,122	4,330,690	(118,776)	4,855,036
COMMERCIAL	116	1,058.000	1,432,184	34,819,372	(25,828,688)	10,422,868
INDUSTRIAL	12	3,007.000	1,510,969	54,297,707	(25,038,692)	30,769,984
RURAL	733	453,263.000	17,597,967	118,953,517	(370,133)	136,181,351
COMMUNICATION, TRANS, UTILITIES	19	88.000	68,398	2,199,142	(2,245,275)	22,265
MINES	179	27,482.000	14,328,238	504,943,563	(257,640,689)	261,631,112
SPECIAL PURPOSE OR USE	10	35.000	63,573	22,870	(86,443)	-
SUB TOTAL	**4,691**	**2,668,603.000**	**$ 115,858,036**	**$ 235,235,311**	**$ (122,163,608)**	**$ 228,929,739**
CENTRALLY ASESSED UTILITIES				59,582,751	(2,306,131)	57,276,620
CENTRALLY ASSESSED MINING				801,873,274	(309,601,611)	492,271,663
PERSONAL PROPERTY LOCAL				41,802,146	-	41,802,146
NET TOTAL PROPERTY VALUE			**115,858,036**	**1,138,493,482**	**(434,071,350)**	**$ 820,280,168**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

EUREKA

AGRICULTURAL LAND (60)	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
Intensive Use		847.000	$ 333,611			
Farmsteads		1,396.000	$ 355,315			
Cultivated						
1st Class		28,822.000	$ 8,805,040			
2nd Class		1,363.000	$ 323,714			
3rd Class		1,289.000	$ 218,890			
4th Class		1,918.000	$ 227,767			
Wildhay						
1st Class		4,011.000	$ 849,397			
2nd Class		1,595.000	$ 253,212			
Pasture						
1st Class		6,456.000	$ 973,222			
2nd Class		4,648.000	$ 534,486			
3rd Class		13,562.000	$ 1,325,658			
4th Class		4,715.000	$ 228,653			
Grazing						
1st Class		36,801.000	$ 433,179			
2nd Class		28,252.000	$ 171,755			
3rd Class		296,593.000	$ 1,255,003			
4th Class		16,897.000	$ 35,661			
AG USE TOTAL		**449,165.000**	**$ 16,324,563**			
NON AG USE						
RES/COMM/OTHER		2,531.000	1,273,166.000			
AGRICULTURAL LAND TOTAL*	**733**	**451,696.000**	**17,597,729**	**$ 118,953,531**	**$ 426,806**	**$ 136,124,454**

***Does not include rural land with minor improvements**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

EUREKA

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
ALL SECURED REAL PROPERTY	4,691	2,668,603.000	101,529,798	235,235,311	(122,163,608)	214,601,501
CENTRALLY ASSESSED UTILITIES				59,582,751	(2,306,131)	57,276,620
CENTRALLY ASSESSED MINING			14,328,238	801,873,274	(309,601,611)	506,599,901
TOTAL SECURED REAL PROPERTY			**$ 101,529,798**	**$ 1,096,691,336**	**$ (434,071,350)**	**$ 778,478,022**
SECURED PERSONAL PROPERTY				41,802,146	-	41,802,146
NET TOTAL SECURED					**$ (434,071,350)**	**$ 820,280,168**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

EUREKA

SECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
Airplanes	-	$ -
Billboards	2	3,970
Mobile Homes	430	2,317,873
Machinery, Equipment & Fixtures	66	36,052,914
Farm Machinery	63	3,427,389
Mining Equip. (reported from DLGS)	6	219,706,735
Other Personal Property	-	-
Subtotal Secured Personal Property	567	261,508,881
Total Secured Personal Property Exempt Value		(15,569,643)
TOTAL (LOCALLY ASSESSED)	**567**	**$ 245,939,238**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

EUREKA

SECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	PARCELS	ACRES	EXEMPT VALUE
BLIND	2			$ 8,106
ORPHANS	-			-
SURVIVING SPOUSES	21			34,744
VETERANS	17			47,745
DISABLED VETERANS				
100%	-			-
80-99%	3			53,624
60-79%	1			17,200
Surviving Spouse	1			2,056
PATENTED MINING CLAIMS	-			-
POLLUTION CONTROL (except Mining)	4			15,569,643
CHURCH		7	16.000	520,889
U.S. PUBLIC DOMAIN		599	2,112,879.000	66,337,188
U.S. GOVERNMENT		3	8.000	177,072
INDIAN		-	-	-
STATE		12	3,266.000	927,322
STATE FORESTRY		-	-	-
COUNTY		152	549.000	10,134,957
MUNICIPAL		4	-	1,087,214
SCHOOL		32	99.000	15,716,678
ALL OTHERS		33	1,329.000	2,545,491
SUBTOTAL	49	842	2,118,146.000	$ 122,163,608
UTILITIES				2,306,131
MINING				292,812,838
TOTAL SECURED EXEMPTIONS				**$ 434,071,350**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

EUREKA

UNSECURED REAL PROPERTY	NUMBER OF ACCOUNTS	NUMBER OF ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	VALUE EXEMPTED	NET ASSESSED VALUE
SUPPLEMENTAL REAL	5	-	$ -	$ 26,338,595	$ 25,394,584	$ 944,011
POSSESSORY INTERESTS & MINING PROP	9	-	$ -	$ 23,862,585	$ 16,039,792	$ 7,822,793
INTRACOUNTY PUBLIC UTILITIES	-	-	$ -	$ -	$ -	$ -
OTHER	7	-	$ -	$ 149,145	$ -	$ 149,145
SUB TOTAL (LOCALLY ASSESSED)	**21**	**-**	**$ -**	**$ 50,350,325**	**$ 41,434,376**	**$ 8,915,949**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

EUREKA

UNSECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
AIRPLANES	3	$ 28,537
BILLBOARDS	-	$ -
MOBILE HOMES	66	$ 153,391
MACHINERY, EQUIPMENT, FIXTURES	76	$ 10,622,013
FARM MACHINERY	4	$ 699,101
OTHER	6	$ 1,810,124
SUB TOTAL (LOCALLY ASSESSED)	155	$ 13,313,166
CENTRALLY ASSESSED		
UTILITIES (CWIP)	-	$ 1,479,067
NET PROCEEDS	-	885,273,696
PRIVATE CARLINES	-	232,145
MINING & MILLS		
Mining & Mill Equip	-	124,899,578
GEOTHERMAL IMPROVEMENTS	-	-
SUB TOTAL (CENTRALLY ASSESSED)	-	$ 1,011,884,485
UNSECURED REAL		
Land		-
Improvements		26,338,595
Total Unsecured Personal Property Exempt Value		$ (38,743,260)
TOTAL UNSECURED REAL & PERSONAL PROPERTY	**155**	**$ 1,012,792,987**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

EUREKA

UNSECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	EXEMPT VALUE
BLIND	-	$ -
ORPHANS	-	-
SURVIVING SPOUSES	-	-
VETERANS	-	-
DISABLED VETERANS		
100%	-	-
80-99%	-	-
60-79%	-	-
Surviving Spouse	-	-
PATENTED MINING CLAIMS	-	-
POLLUTION CONTROL (except Mining)	3	27,142,715
CHURCHES	-	-
U.S. PUBLIC DOMAIN	-	-
U.S. GOVERNMENT	-	-
INDIAN	-	-
STATE	-	-
STATE FORESTRY	-	-
COUNTY	-	-
MUNICIPAL	-	-
SCHOOL	-	-
ALL OTHERS	-	-
SUBTOTAL LOCAL UNSECURED	3	$ 25,394,584
REAL PROPERTY CENTRALLY-ASSESSED		$ 10,881,024
PERSONAL PROPERTY CENTRALLY-ASSESSED		2,467,652
TOTAL UNSECURED EXEMPTIONS		**$ 38,743,260**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

HUMBOLDT

SUMMARY

REAL PROPERTY	SECURED	UNSECURED	TOTAL ASSESSED VALUE
Land	$ 270,735,205	$ -	$ 270,735,205
Improvements	533,374,199	20,325,517	553,699,716
Geothermal	-	9,349,917	9,349,917
Centrally Assessed Utilities	208,017,834	6,479,272	214,497,106
Centrally Assessed Mining	228,094,726	155,542,898	383,637,624
PERSONAL PROPERTY			
Local	34,057,657	59,625,837	93,683,494
Mining	59,328,171	117,754,858	177,083,029
Net Proceeds		684,360,192	684,360,192
Private Carlines		653,453	653,453
TOTAL REAL & PERSONAL PROPERTY	$ 1,333,607,792	$ 1,054,091,944	$ 2,387,699,736
EXEMPTIONS			
Local Assessed (Real & Personal)	(197,765,062)	**Local Assessed** (8,302,547)	(206,067,609)
Centrally Assessed Utilities	(12,465,659)	**Centrally Assessed** -	(12,465,659)
Centrally Assessed Mining & Geothermal	(74,920,491)	**Personal Property** (24,106,169)	(99,026,660)
TOTAL EXEMPTIONS	**$ (285,151,212)**	**$ (32,408,716)**	**$ (317,559,928)**
NET TOTAL PROPERTY VALUE	**$ 1,048,456,580**	**$ 1,021,683,228**	**$ 2,070,139,808**

TOTAL NUMBER OF PARCELS	**17,888**
TOTAL ACRES	**6,197,467.000**

Note: Humboldt County experiences substantial fluctuations in valuation due to mining activity within the county. Mining properties are the largest contributors to overall assessed valuation and have great influence on vaue changes from year to year.

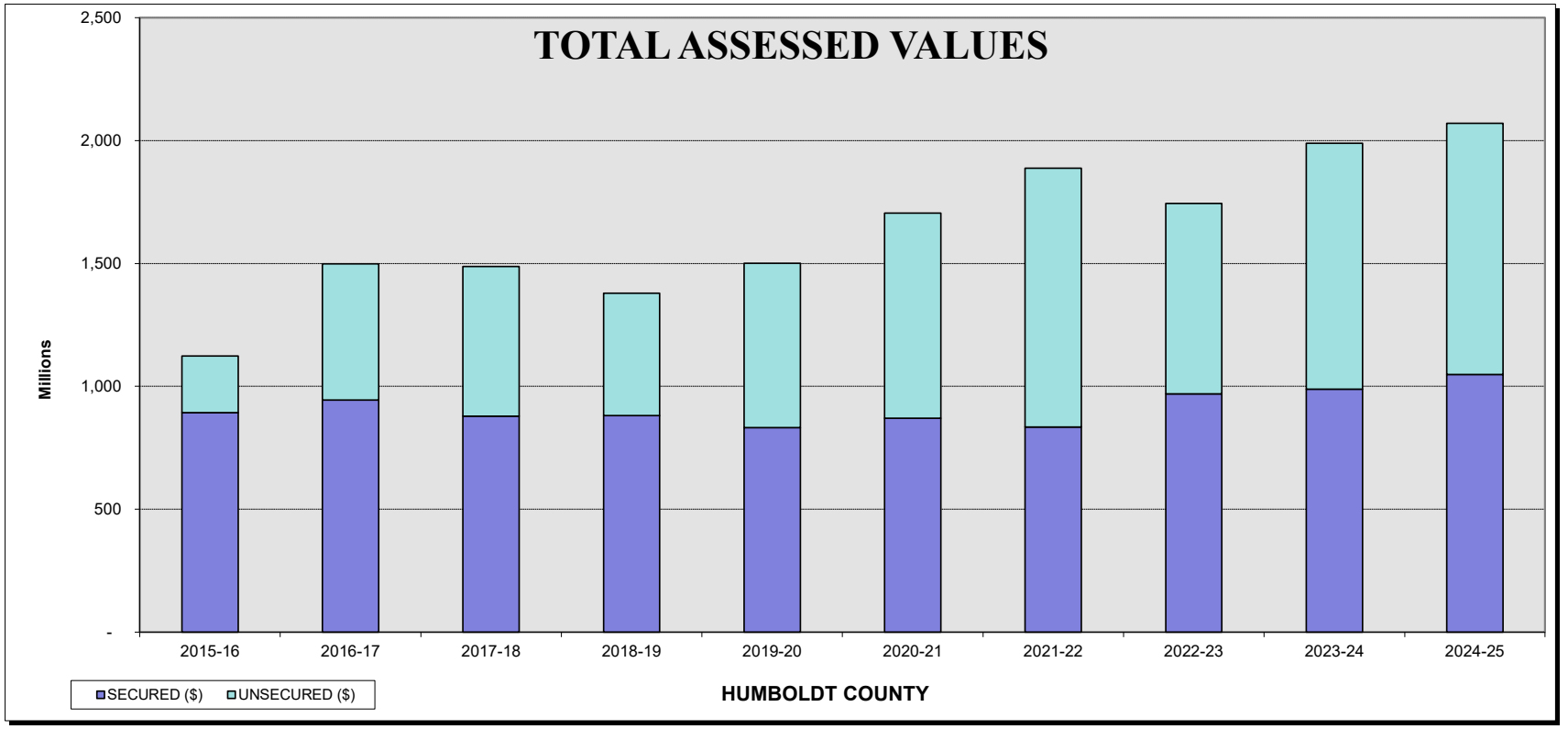
STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

HUMBOLDT

TEN YEAR COMPARISON

YEAR	SECURED ($)	PERCENT CHANGE	UNSECURED ($)	PERCENT CHANGE	TOTAL ASSESSED VALUE ($)	PERCENT CHANGE
1O YEAR AVERAGE CHANGE		2.02%		24.78%		7.68%
2015-16	893,114,011		229,712,151		1,122,826,162	
2016-17	943,791,295	5.67%	554,855,326	141.54%	1,498,646,620	33.47%
2017-18	878,702,958	-6.90%	609,196,775	9.79%	1,487,899,733	-0.72%
2018-19	881,116,026	0.27%	498,019,078	-18.25%	1,379,135,104	-7.31%
2019-20	832,266,547	-5.54%	667,979,290	34.13%	1,500,245,837	8.78%
2020-21	870,486,414	4.59%	834,576,921	24.94%	1,705,063,335	13.65%
2021-22	835,063,591	-4.07%	1,052,307,247	26.09%	1,887,370,838	10.69%
2022-23	969,335,223	16.08%	775,384,749	-26.32%	1,744,719,972	-7.56%
2023-24	988,983,349	2.03%	999,470,877	28.90%	1,988,454,226	13.97%
2024-25	1,048,456,580	6.01%	1,021,683,228	2.22%	2,070,139,808	4.11%



STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

HUMBOLDT

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
VACANT	8,329	5,261,782.000	132,577,585	266	(103,435,765)	29,142,086
SINGLE FAMILY RESIDENTIAL	6,373	32,221.000	55,110,482	256,020,239	(2,165,765)	308,964,956
MULTI-FAMILY RESIDENTIAL	277	11,248.000	4,333,175	23,680,077	(2,443,867)	25,569,385
COMMERCIAL	583	9,330.000	25,503,500	133,461,867	(73,154,643)	85,810,724
INDUSTRIAL	133	2,345.000	5,260,450	28,809,784	(2,417,592)	31,652,642
RURAL	1,659	713,913.000	41,772,943	21,351,217	(50,341)	63,073,819
COMMUNICATION, TRANS, UTILITIES	67	13,237.000	2,206,670	69,472,595	(11,090,985)	60,588,280
MINES	443	66,678.000	1,542,450	244,574,286	(66,456,919)	179,659,817
SPECIAL PURPOSE OR USE	24	86,713.000	2,427,950	578,154	(3,006,104)	-
SUB TOTAL	**17,888**	**6,197,467.000**	**$ 270,735,205**	**$ 533,374,199**	**$ (197,765,062)**	**$ 606,344,342**
CENTRALLY ASESSED UTILITIES				208,017,834	(12,465,659)	195,552,175
CENTRALLY ASSESSED MINING				287,422,897	(74,920,491)	212,502,406
PERSONAL PROPERTY LOCAL				34,057,657	-	34,057,657
NET TOTAL PROPERTY VALUE			**270,735,205**	**1,062,872,587**	**(285,151,212)**	**$ 1,048,456,580**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

HUMBOLDT

AGRICULTURAL LAND (60)	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
Intensive Use		308.000	$ 121,289			
Farmsteads		577.000	$ 153,932			
Cultivated						
1st Class		72,025.000	$ 22,003,803			
2nd Class		13,819.000	$ 3,282,031			
3rd Class		5,777.000	$ 980,586			
4th Class		4,627.000	$ 549,508			
Wildhay						
1st Class		19,888.000	$ 4,211,229			
2nd Class		8,809.000	$ 1,398,367			
Pasture						
1st Class		5,227.000	$ 787,971			
2nd Class		8,399.000	$ 965,870			
3rd Class		25,128.000	$ 2,456,269			
4th Class		21,549.000	$ 1,045,131			
Grazing						
1st Class		58,511.000	$ 688,743			
2nd Class		106,521.000	$ 647,597			
3rd Class		311,401.000	$ 1,317,652			
4th Class		44,768.000	$ 94,487			
AG USE TOTAL		**707,334.000**	**$ 40,704,465**			
NON AG USE						
RES/COMM/OTHER		6,549.000	1,031,381.000			
AGRICULTURAL LAND TOTAL*	**1,659**	**713,883.000**	**41,735,846**	**$ 21,351,224**	**$ 50,341**	**$ 63,036,729**

***Does not include rural land with minor improvements**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

HUMBOLDT

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
ALL SECURED REAL PROPERTY	17,888	6,197,467.000	269,192,755	533,374,199	(197,765,062)	604,801,892
CENTRALLY ASSESSED UTILITIES				208,017,834	(12,465,659)	195,552,175
CENTRALLY ASSESSED MINING			1,542,450	287,422,897	(74,920,491)	214,044,856
TOTAL SECURED REAL PROPERTY			**$ 269,192,755**	**$ 1,028,814,930**	**$ (285,151,212)**	**$ 1,014,398,923**
SECURED PERSONAL PROPERTY				34,057,657	-	34,057,657
NET TOTAL SECURED					**$ (285,151,212)**	**$ 1,048,456,580**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

HUMBOLDT

SECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
Airplanes	4	$ 17,594
Billboards	1	26,728
Mobile Homes	1,132	7,844,302
Machinery, Equipment & Fixtures	199	18,251,064
Farm Machinery	94	7,917,969
Mining Equip. (reported from DLGS)	2	84,644,984
Other Personal Property	-	-
Subtotal Secured Personal Property	1,385	118,702,641
Total Secured Personal Property Exempt Value		(5,817,517)
TOTAL (LOCALLY ASSESSED)	**1,385**	**$ 112,885,124**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

HUMBOLDT

SECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	PARCELS	ACRES	EXEMPT VALUE
BLIND	-			$ -
ORPHANS	-			-
SURVIVING SPOUSES	132			226,340
VETERANS	125			429,833
DISABLED VETERANS				
100%	24			567,157
80-99%	5			125,250
60-79%	6			103,200
Surviving Spouse	7			122,316
PATENTED MINING CLAIMS	-			-
POLLUTION CONTROL (except Mining)	2			5,817,517
CHURCH		30	36.000	4,456,151
U.S. PUBLIC DOMAIN		1,573	5,092,191.000	106,244,984
U.S. GOVERNMENT		1	3.000	1,202,283
INDIAN		37	27,378.000	954,612
STATE		22	1,080.000	1,912,045
STATE FORESTRY		-	-	-
COUNTY		120	1,959.000	32,382,373
MUNICIPAL		93	3,206.000	20,921,382
SCHOOL		19	814.000	21,759,626
ALL OTHERS		32	63.000	6,746,823
SUBTOTAL	301	1,927	5,126,730.000	$ 197,765,062
UTILITIES				12,465,659
MINING				68,329,381
TOTAL SECURED EXEMPTIONS				**$ 285,151,212**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

HUMBOLDT

UNSECURED REAL PROPERTY	NUMBER OF ACCOUNTS	NUMBER OF ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	VALUE EXEMPTED	NET ASSESSED VALUE
SUPPLEMENTAL REAL	9	30,800.000	$ -	$ 20,325,517	$ -	$ 20,325,517
POSSESSORY INTERESTS & MINING PROP	25	106,745.000	$ -	$ 169,993,371	$ 32,080,585	$ 137,912,786
INTRACOUNTY PUBLIC UTILITIES	-	-	$ -	$ -	$ -	$ -
OTHER	370	23,796.000	$ -	$ 1,712,753	$ 179,044	$ 1,533,709
SUB TOTAL (LOCALLY ASSESSED)	**404**	**161,341.000**	**$ -**	**$ 192,031,641**	**$ 32,259,629**	**$ 159,772,012**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

HUMBOLDT

UNSECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
AIRPLANES	28	$ 1,169,515
BILLBOARDS	8	$ 700,307
MOBILE HOMES	1,040	$ 5,633,050
MACHINERY, EQUIPMENT, FIXTURES	719	$ 49,596,273
FARM MACHINERY	33	$ 2,526,692
OTHER	-	$ -
SUB TOTAL (LOCALLY ASSESSED)	1,822	$ 59,625,837
CENTRALLY ASSESSED		
UTILITIES (CWIP)	-	$ 6,479,272
NET PROCEEDS	-	684,360,192
PRIVATE CARLINES	-	653,453
MINING & MILLS		
Mining & Mill Equip	-	273,297,756
GEOTHERMAL IMPROVEMENTS	-	9,349,917
SUB TOTAL (CENTRALLY ASSESSED)	-	$ 974,140,589
UNSECURED REAL		
Land		-
Improvements		20,325,517
Total Unsecured Personal Property Exempt Value		$ (32,408,716)
TOTAL UNSECURED REAL & PERSONAL PROPERTY	**1,822**	**$ 1,021,683,228**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

HUMBOLDT

UNSECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	EXEMPT VALUE
BLIND	-	$ -
ORPHANS	-	-
SURVIVING SPOUSES	4	4,789
VETERANS	3	6,275
DISABLED VETERANS		
100%	2	15,868
80-99%	-	-
60-79%	-	-
Surviving Spouse	-	-
PATENTED MINING CLAIMS	-	-
POLLUTION CONTROL (except Mining)	6	32,844,274
CHURCHES	2	437,434
U.S. PUBLIC DOMAIN	1	1,540
U.S. GOVERNMENT	3	78,815
INDIAN	4	2,358
STATE	1	5,059
STATE FORESTRY	-	-
COUNTY	3	63,648
MUNICIPAL	2	19,598
SCHOOL	-	-
ALL OTHERS	-	-
SUBTOTAL LOCAL UNSECURED	31	$ 8,302,547
REAL PROPERTY CENTRALLY-ASSESSED		$ 22,836,441
PERSONAL PROPERTY CENTRALLY-ASSESSED		1,269,728
TOTAL UNSECURED EXEMPTIONS		**$ 32,408,716**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

LANDER

SUMMARY

REAL PROPERTY	SECURED	UNSECURED	TOTAL ASSESSED VALUE
Land	$ 112,376,477	$ -	$ 112,376,477
Improvements	113,685,978	6,848,743	120,534,721
Geothermal	-	104,114,053	104,114,053
Centrally Assessed Utilities	85,785,496	2,759,801	88,545,297
Centrally Assessed Mining	107,276,292	232,767,851	340,044,143
PERSONAL PROPERTY			
Local	1,881,691	17,323,207	19,204,898
Mining	49,575,047	128,883,721	178,458,768
Net Proceeds		950,611,720	950,611,720
Private Carlines		187,316	187,316
TOTAL REAL & PERSONAL PROPERTY	$ 470,580,981	$ 1,443,496,412	$ 1,914,077,393
EXEMPTIONS			
Local Assessed (Real & Personal)	(74,791,295)	**Local Assessed** (183,075)	(74,974,370)
Centrally Assessed Utilities	(4,156,832)	**Centrally Assessed** -	(4,156,832)
Centrally Assessed Mining & Geothermal	(54,281,001)	**Personal Property** (54,158,653)	(108,439,654)
TOTAL EXEMPTIONS	**$ (133,229,128)**	**$ (54,341,728)**	**$ (187,570,856)**
NET TOTAL PROPERTY VALUE	**$ 337,351,853**	**$ 1,389,154,684**	**$ 1,726,506,537**

TOTAL NUMBER OF PARCELS	**7,883**
TOTAL ACRES	**3,411,637.000**

Note: Lander County experiences substantial fluctuations in valution due to mining activity within the county. Mining properties are the largest contributors to overall assessed valuation and have great influence on value changes from year to year.

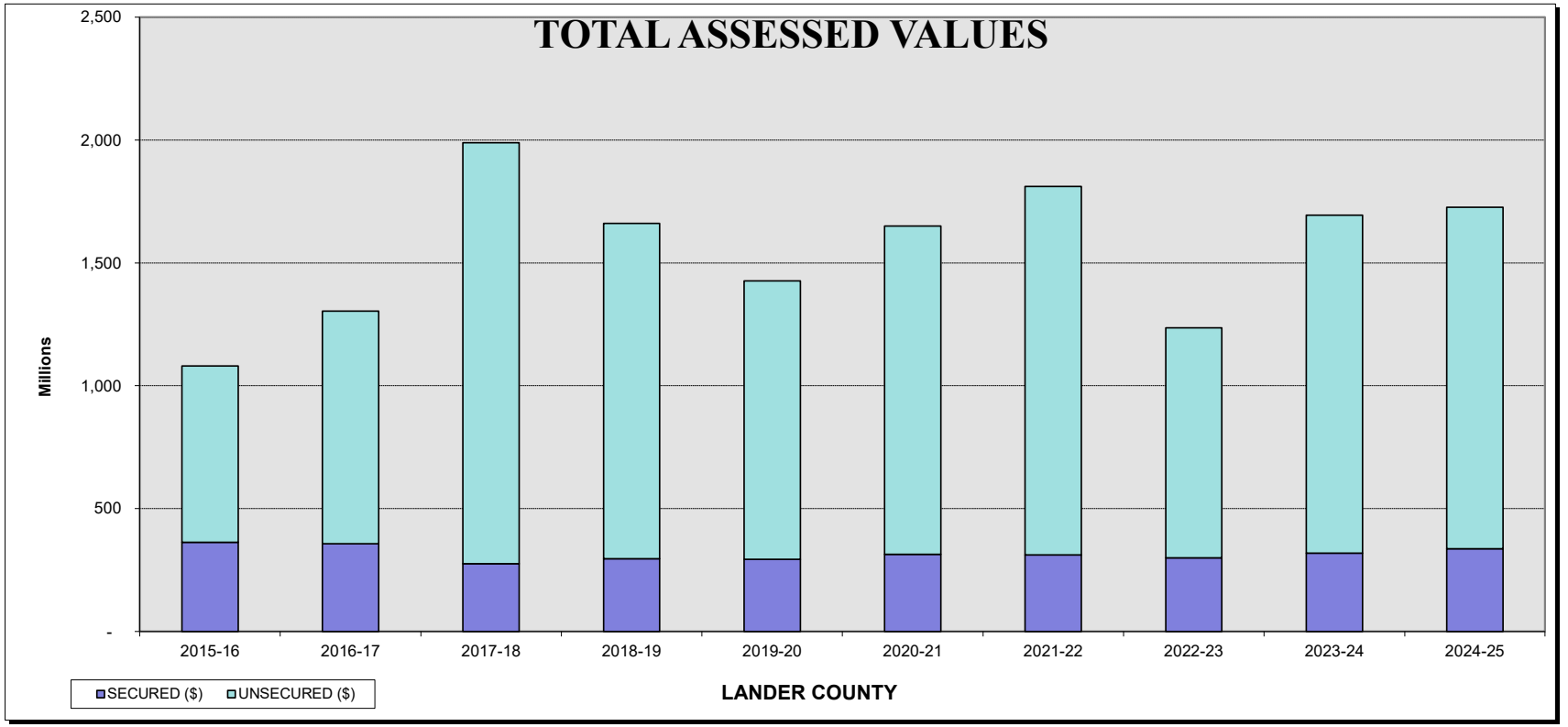
STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

LANDER

TEN YEAR COMPARISON

YEAR	SECURED ($)	PERCENT CHANGE	UNSECURED ($)	PERCENT CHANGE	TOTAL ASSESSED VALUE ($)	PERCENT CHANGE
1O YEAR AVERAGE CHANGE		-0.39%		12.93%		8.37%
2015-16	363,559,303		716,422,882		1,079,982,185	
2016-17	356,554,179	-1.93%	946,717,180	32.15%	1,303,271,359	20.68%
2017-18	275,545,552	-22.72%	1,713,239,056	80.97%	1,988,784,608	52.60%
2018-19	296,411,595	7.57%	1,364,480,412	-20.36%	1,660,892,007	-16.49%
2019-20	293,731,690	-0.90%	1,132,511,310	-17.00%	1,426,243,000	-14.13%
2020-21	313,805,626	6.83%	1,335,705,843	17.94%	1,649,511,469	15.65%
2021-22	311,755,098	-0.65%	1,499,460,567	12.26%	1,811,215,665	9.80%
2022-23	299,829,643	-3.83%	935,721,868	-37.60%	1,235,551,511	-31.78%
2023-24	318,457,190	6.21%	1,375,835,278	47.03%	1,694,292,468	37.13%
2024-25	337,351,853	5.93%	1,389,154,684	0.97%	1,726,506,537	1.90%



STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

LANDER

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
VACANT	3,409	2,743,331.000	70,689,366	-	(57,371,802)	13,317,564
SINGLE FAMILY RESIDENTIAL	2,290	38,248.000	15,342,170	75,226,744	(1,597,821)	88,971,093
MULTI-FAMILY RESIDENTIAL	115	1,521.000	1,186,500	6,285,544	(1,475,628)	5,996,416
COMMERCIAL	230	39,234.000	3,903,345	17,716,878	(6,981,672)	14,638,551
INDUSTRIAL	60	3,413.000	903,240	5,203,230	(1,482,556)	4,623,914
RURAL	924	479,232.000	16,478,726	8,840,444	(3,903,854)	21,415,316
COMMUNICATION, TRANS, UTILITIES	16	1,073.000	76,782	111,712	(188,494)	-
MINES	819	33,546.000	2,289,063	101,237,261	(43,693,327)	59,832,997
SPECIAL PURPOSE OR USE	20	72,039.000	1,507,285	301,426	(1,772,211)	36,500
SUB TOTAL	**7,883**	**3,411,637.000**	**$ 112,376,477**	**$ 113,685,978**	**$ (74,774,038)**	**$ 151,288,417**
CENTRALLY ASESSED UTILITIES				85,785,496	(4,156,832)	81,628,664
CENTRALLY ASSESSED MINING				156,851,339	(54,281,001)	102,570,338
PERSONAL PROPERTY LOCAL				1,881,691	(17,257)	1,864,434
NET TOTAL PROPERTY VALUE			**112,376,477**	**358,204,504**	**(133,229,128)**	**$ 337,351,853**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

LANDER

AGRICULTURAL LAND (60)	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
Intensive Use		85.000	$ 33,557			
Farmsteads		628.000	$ 143,883			
Cultivated						
1st Class		22,829.000	$ 6,974,296			
2nd Class		3,488.000	$ 828,461			
3rd Class		1,902.000	$ 322,891			
4th Class		337.000	$ 40,055			
Wildhay						
1st Class		1,790.000	$ 379,110			
2nd Class		2,932.000	$ 465,393			
Pasture						
1st Class		6,232.000	$ 939,455			
2nd Class		10,064.000	$ 1,157,356			
3rd Class		11,198.000	$ 1,094,581			
4th Class		2,930.000	$ 142,106			
Grazing						
1st Class		11,300.000	$ 133,012			
2nd Class		17,761.000	$ 54,707			
3rd Class		252,648.000	$ 1,069,056			
4th Class		61,944.000	$ 130,747			
AG USE TOTAL		**408,068.000**	**$ 13,908,666**			
NON AG USE						
RES/COMM/OTHER		287.000	173,600.000			
AGRICULTURAL LAND TOTAL*	**924**	**408,355.000**	**14,082,266**	**$ 8,840,446**	**$ 3,905,590**	**$ 19,017,122**

***Does not include rural land with minor improvements**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

LANDER

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
ALL SECURED REAL PROPERTY	7,883	3,411,637.000	110,087,414	113,685,978	(74,774,038)	148,999,354
CENTRALLY ASSESSED UTILITIES				85,785,496	(4,156,832)	81,628,664
CENTRALLY ASSESSED MINING			2,289,063	156,851,339	(54,281,001)	104,859,401
TOTAL SECURED REAL PROPERTY			**$ 110,087,414**	**$ 356,322,813**	**$ (133,211,871)**	**$ 335,487,419**
SECURED PERSONAL PROPERTY				1,881,691	(17,257)	1,864,434
NET TOTAL SECURED					**$ (133,229,128)**	**$ 337,351,853**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

LANDER

SECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
Airplanes	-	$ -
Billboards	-	-
Mobile Homes	341	1,881,691
Machinery, Equipment & Fixtures	-	-
Farm Machinery	-	-
Mining Equip. (reported from DLGS)	6	42,819,365
Other Personal Property	-	-
Subtotal Secured Personal Property	349	44,701,056
Total Secured Personal Property Exempt Value		(13,968,140)
TOTAL (LOCALLY ASSESSED)	**349**	**$ 30,732,916**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

LANDER

SECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	PARCELS	ACRES	EXEMPT VALUE
BLIND	-			$ -
ORPHANS	-			-
SURVIVING SPOUSES	63			108,360
VETERANS	62			216,720
DISABLED VETERANS				
100%	5			150,177
80-99%	4			77,000
60-79%	3			51,600
Surviving Spouse	-			-
PATENTED MINING CLAIMS	-			-
POLLUTION CONTROL (except Mining)	2			4,188,662
CHURCH		26	672.000	2,221,045
U.S. PUBLIC DOMAIN		869	2,856,818.000	62,989,946
U.S. GOVERNMENT		10	7,592.000	970,710
INDIAN		5	843.000	114,281
STATE		23	13,063.000	802,326
STATE FORESTRY		2	6,328.000	112,843
COUNTY		104	4,708.000	4,844,055
MUNICIPAL		71	185.000	367,691
SCHOOL		17	385.000	1,342,276
ALL OTHERS		45	1,752.000	743,627
SUBTOTAL	139	1,172	2,892,346.000	$ 74,791,295
UTILITIES				4,156,832
MINING				48,509,004
TOTAL SECURED EXEMPTIONS				**$ 133,229,128**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

LANDER

UNSECURED REAL PROPERTY	NUMBER OF ACCOUNTS	NUMBER OF ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	VALUE EXEMPTED	NET ASSESSED VALUE
SUPPLEMENTAL REAL	3	205,330.000	$ -	$ 6,848,743	$ -	$ 6,848,743
POSSESSORY INTERESTS & MINING PROP	24	155,385.000	$ -	$ 373,842,524	$ 57,936,930	$ 315,905,594
INTRACOUNTY PUBLIC UTILITIES	-	-	$ -	$ -	$ -	$ -
OTHER	69	4,490.000	$ -	$ 102,729	$ 1,720	$ 101,009
SUB TOTAL (LOCALLY ASSESSED)	**96**	**365,205.000**	**$ -**	**$ 380,793,996**	**$ 57,938,650**	**$ 322,855,346**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

LANDER

UNSECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
AIRPLANES	6	$ 7,995
BILLBOARDS	9	$ 196,664
MOBILE HOMES	751	$ 2,958,615
MACHINERY, EQUIPMENT, FIXTURES	377	$ 9,563,833
FARM MACHINERY	49	$ 4,596,100
OTHER	-	$ -
SUB TOTAL (LOCALLY ASSESSED)	1,192	$ 17,323,207
CENTRALLY ASSESSED		
UTILITIES (CWIP)	-	$ 2,759,801
NET PROCEEDS	-	950,611,720
PRIVATE CARLINES	-	187,316
MINING & MILLS		
Mining & Mill Equip	-	361,651,571
GEOTHERMAL IMPROVEMENTS	-	104,114,053
SUB TOTAL (CENTRALLY ASSESSED)	-	$ 1,419,324,460
UNSECURED REAL		
Land		-
Improvements		6,848,743
Total Unsecured Personal Property Exempt Value		$ (54,341,728)
TOTAL UNSECURED REAL & PERSONAL PROPERTY	**1,192**	**$ 1,389,154,683**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

LANDER

UNSECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	EXEMPT VALUE
BLIND	-	$ -
ORPHANS	-	-
SURVIVING SPOUSES	1	1,720
VETERANS	1	1,260
DISABLED VETERANS		
100%	-	-
80-99%	-	-
60-79%	1	665
Surviving Spouse	-	-
PATENTED MINING CLAIMS	-	-
POLLUTION CONTROL (except Mining)	3	66,071,260
CHURCHES	7	17,881
U.S. PUBLIC DOMAIN	-	-
U.S. GOVERNMENT	1	4,915
INDIAN	20	81,111
STATE	-	-
STATE FORESTRY	-	-
COUNTY	4	25,654
MUNICIPAL	-	-
SCHOOL	6	30,888
ALL OTHERS	-	-
SUBTOTAL LOCAL UNSECURED	44	$ 183,075
REAL PROPERTY CENTRALLY-ASSESSED		$ 47,916,381
PERSONAL PROPERTY CENTRALLY-ASSESSED		6,242,272
TOTAL UNSECURED EXEMPTIONS		**$ 54,341,728**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

LINCOLN

SUMMARY

REAL PROPERTY	SECURED	UNSECURED	TOTAL ASSESSED VALUE
Land	$ 491,499,066	$ -	$ 491,499,066
Improvements	178,431,853	-	178,431,853
Geothermal	-	-	-
Centrally Assessed Utilities	200,725,316	2,864,691	203,590,007
Centrally Assessed Mining	258,276	-	258,276
PERSONAL PROPERTY			
Local	3,720,863	9,119,676	12,840,539
Mining	37,056	7,833	44,889
Net Proceeds		(43,949) *	(43,949)
Private Carlines		453,329	453,329
TOTAL REAL & PERSONAL PROPERTY	$ 874,672,430	$ 12,401,580	$ 887,074,010
EXEMPTIONS			
Local Assessed (Real & Personal)	(480,710,898)	**Local Assessed** (468,689)	(481,179,587)
Centrally Assessed Utilities	(57,594,251)	**Centrally Assessed** -	(57,594,251)
Centrally Assessed Mining & Geothermal	(419)	**Personal Property** -	(419)
TOTAL EXEMPTIONS	**$ (538,305,568)**	**$ (468,689)**	**$ (538,774,257)**
NET TOTAL PROPERTY VALUE	**$ 336,366,862**	**$ 11,932,891**	**$ 348,299,753**

TOTAL NUMBER OF PARCELS	**5,266**
TOTAL ACRES	**6,347,002.000**

Note: 2022-23 Net Proceeds utilitized Gross Yield Less Deductions which resulted in a negative net proceeds for Lincoln County.

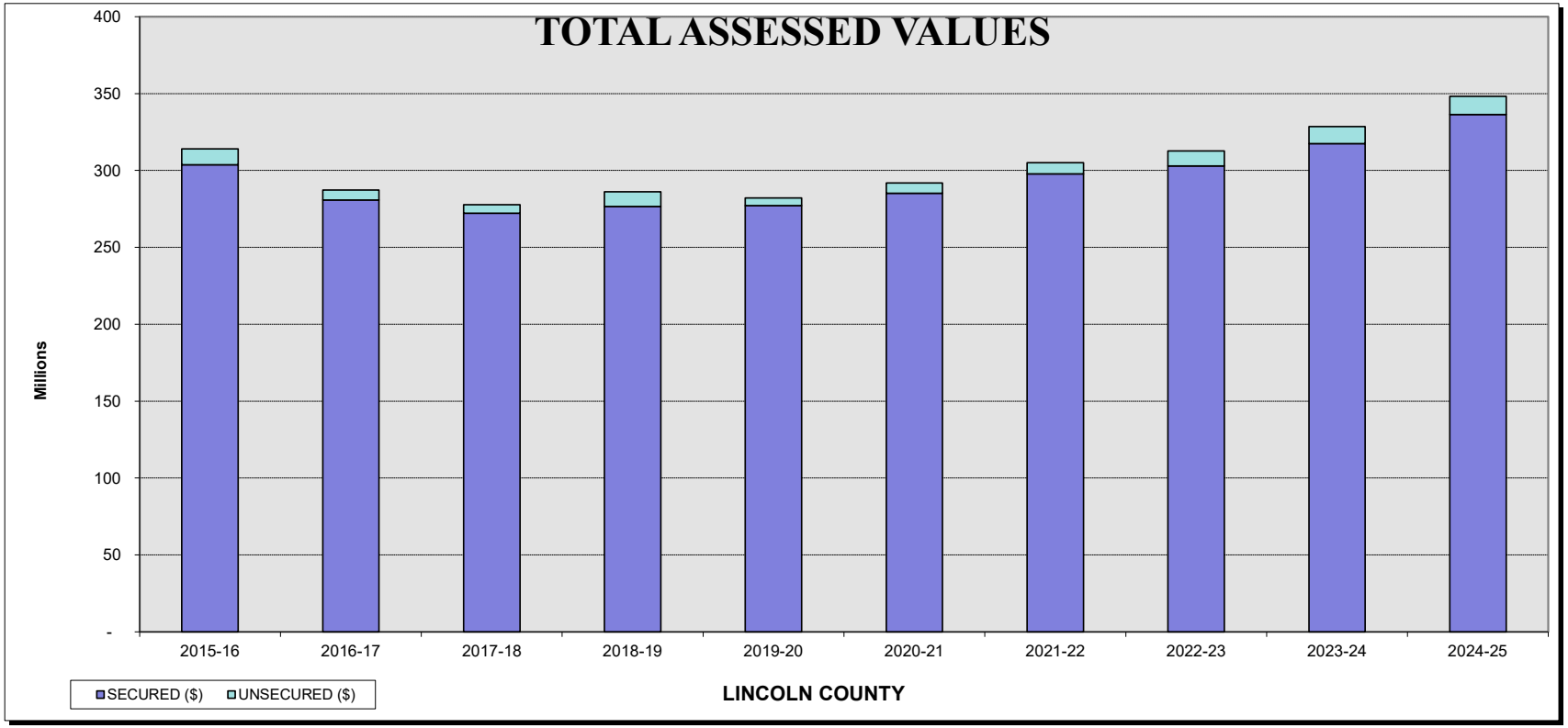
STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

LINCOLN

TEN YEAR COMPARISON

YEAR	SECURED ($)	PERCENT CHANGE	UNSECURED ($)	PERCENT CHANGE	TOTAL ASSESSED VALUE ($)	PERCENT CHANGE
1O YEAR AVERAGE CHANGE		1.22%		7.50%		1.26%
2015-16	303,688,634		10,377,053		314,065,687	
2016-17	280,715,058	-7.56%	6,653,380	-35.88%	287,368,438	-8.50%
2017-18	272,095,302	-3.07%	5,640,986	-15.22%	277,736,288	-3.35%
2018-19	276,577,767	1.65%	9,465,054	67.79%	286,042,821	2.99%
2019-20	277,215,030	0.23%	4,988,191	-47.30%	282,203,221	-1.34%
2020-21	285,128,130	2.85%	6,755,855	35.44%	291,883,985	3.43%
2021-22	297,716,686	4.42%	7,324,810	8.42%	305,041,496	4.51%
2022-23	302,980,544	1.77%	9,641,599	31.63%	312,622,143	2.49%
2023-24	317,462,505	4.78%	11,095,288	15.08%	328,557,793	5.10%
2024-25	336,366,862	5.95%	11,932,891	7.55%	348,299,753	6.01%



STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

LINCOLN

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
VACANT	1,905	6,221,776.000	459,752,292	465,887	(434,664,514)	25,553,665
SINGLE FAMILY RESIDENTIAL	2,221	52,389.000	18,431,247	82,700,081	(4,491,702)	96,639,626
MULTI-FAMILY RESIDENTIAL	99	857.000	1,017,062	5,916,027	(1,011,610)	5,921,479
COMMERCIAL	211	2,373.000	2,103,686	33,893,364	(27,495,745)	8,501,305
INDUSTRIAL	34	1,223.000	1,183,969	34,441,714	(1,918,301)	33,707,382
RURAL	605	58,755.000	7,012,298	11,288,833	(22,818)	18,278,313
COMMUNICATION, TRANS, UTILITIES	58	250.000	268,793	8,691,547	(8,789,650)	170,690
MINES	95	194.000	447,561	421,327	(215,326)	653,562
SPECIAL PURPOSE OR USE	38	9,185.000	1,282,158	1,034,400	(2,316,558)	-
SUB TOTAL	**5,266**	**6,347,002.000**	**$ 491,499,066**	**$ 178,431,853**	**$ (480,710,898)**	**$ 189,220,021**
CENTRALLY ASESSED UTILITIES				200,725,316	(57,594,251)	143,131,065
CENTRALLY ASSESSED MINING				295,332	(419)	294,913
PERSONAL PROPERTY LOCAL				3,720,863	-	3,720,863
NET TOTAL PROPERTY VALUE			**491,499,066**	**383,173,364**	**(538,305,568)**	**$ 336,366,862**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

LINCOLN

AGRICULTURAL LAND (60)	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
Intensive Use		39.000	$ 15,461			
Farmsteads		420.000	$ 106,092			
Cultivated						
1st Class		11,535.000	$ 3,524,095			
2nd Class		1,259.000	$ 298,951			
3rd Class		300.000	$ 50,884			
4th Class		392.000	$ 46,587			
Wildhay						
1st Class		1,000.000	$ 211,651			
2nd Class		299.000	$ 47,426			
Pasture						
1st Class		2,676.000	$ 403,394			
2nd Class		2,283.000	$ 262,565			
3rd Class		2,739.000	$ 267,748			
4th Class		3,305.000	$ 160,286			
Grazing						
1st Class		3,626.000	$ 42,688			
2nd Class		6,402.000	$ 38,901			
3rd Class		21,004.000	$ 88,894			
4th Class		173.000	$ 365			
AG USE TOTAL		**57,452.000**	**$ 5,565,988**			
NON AG USE						
RES/COMM/OTHER		178.000	368,007.000			
AGRICULTURAL LAND TOTAL*	**605**	**57,630.000**	**5,933,995**	**$ 11,288,835**	**$ 22,818**	**$ 17,200,012**

***Does not include rural land with minor improvements**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

LINCOLN

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
ALL SECURED REAL PROPERTY	5,266	6,347,002.000	491,051,505	178,431,853	(480,710,898)	188,772,460
CENTRALLY ASSESSED UTILITIES				200,725,316	(57,594,251)	143,131,065
CENTRALLY ASSESSED MINING			447,561	295,332	(419)	742,474
TOTAL SECURED REAL PROPERTY			**$ 491,051,505**	**$ 379,452,501**	**$ (538,305,568)**	**$ 332,645,999**
SECURED PERSONAL PROPERTY				3,720,863	-	3,720,863
NET TOTAL SECURED					**$ (538,305,568)**	**$ 336,366,862**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

LINCOLN

SECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
Airplanes	-	$ -
Billboards	-	-
Mobile Homes	415	1,786,633
Machinery, Equipment & Fixtures	43	435,768
Farm Machinery	46	1,498,462
Mining Equip. (reported from DLGS)	2	42,853
Other Personal Property	-	-
Subtotal Secured Personal Property	506	3,763,716
Total Secured Personal Property Exempt Value		-
TOTAL (LOCALLY ASSESSED)	**506**	**$ 3,763,716**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

LINCOLN

SECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	PARCELS	ACRES	EXEMPT VALUE
BLIND	2			$ 10,320
ORPHANS	-			-
SURVIVING SPOUSES	49			82,980
VETERANS	57			199,520
DISABLED VETERANS				
100%	17			308,998
80-99%	3			71,400
60-79%	5			71,000
Surviving Spouse	8			153,158
PATENTED MINING CLAIMS	1			182,542
POLLUTION CONTROL (except Mining)	-			-
CHURCH		26	349.000	3,935,389
U.S. PUBLIC DOMAIN		230	6,205,579.000	437,116,605
U.S. GOVERNMENT		9	3,559.000	782,339
INDIAN		-	-	-
STATE		46	12,050.000	4,533,376
STATE FORESTRY		-	-	-
COUNTY		204	4,239.000	18,848,322
MUNICIPAL		-	-	-
SCHOOL		19	50.000	10,591,527
ALL OTHERS		47	1,163.000	4,132,509
SUBTOTAL	142	581	6,226,989.000	$ 480,710,898
UTILITIES				57,594,251
MINING				67
TOTAL SECURED EXEMPTIONS				**$ 538,305,568**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

LINCOLN

UNSECURED REAL PROPERTY	NUMBER OF ACCOUNTS	NUMBER OF ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	VALUE EXEMPTED	NET ASSESSED VALUE
SUPPLEMENTAL REAL	-	-	$ -	$ -	$ -	$ -
POSSESSORY INTERESTS & MINING PROP	-	-	$ -	$ -	$ -	$ -
INTRACOUNTY PUBLIC UTILITIES	-	-	$ -	$ -	$ -	$ -
OTHER	10	-	$ -	$ 11,187	$ 2,565	$ 8,622
SUB TOTAL (LOCALLY ASSESSED)	**10**	**-**	**$ -**	**$ 11,187**	**$ 2,565**	**$ 8,622**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

LINCOLN

UNSECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
AIRPLANES	1	$ 521
BILLBOARDS	-	$ -
MOBILE HOMES	151	$ 535,200
MACHINERY, EQUIPMENT, FIXTURES	241	$ 8,263,047
FARM MACHINERY	2	$ 320,908
OTHER	-	$ -
SUB TOTAL (LOCALLY ASSESSED)	395	$ 9,119,676
CENTRALLY ASSESSED		
UTILITIES (CWIP)	-	$ 2,864,691
NET PROCEEDS	-	(43,949)
PRIVATE CARLINES	-	453,329
MINING & MILLS		
Mining & Mill Equip	-	7,833
GEOTHERMAL IMPROVEMENTS	-	-
SUB TOTAL (CENTRALLY ASSESSED)	-	$ 3,281,903
UNSECURED REAL		
Land		-
Improvements		-
Total Unsecured Personal Property Exempt Value		$ (468,689)
TOTAL UNSECURED REAL & PERSONAL PROPERTY	**395**	**$ 11,932,891**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

LINCOLN

UNSECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	EXEMPT VALUE
BLIND	-	$ -
ORPHANS	-	-
SURVIVING SPOUSES	1	1,720
VETERANS	-	-
DISABLED VETERANS		
100%	-	-
80-99%	-	-
60-79%	-	-
Surviving Spouse	1	8,106
PATENTED MINING CLAIMS	-	-
POLLUTION CONTROL (except Mining)	-	-
CHURCHES	2	3,825
U.S. PUBLIC DOMAIN	-	-
U.S. GOVERNMENT	-	-
INDIAN	-	-
STATE	3	28,372
STATE FORESTRY	-	-
COUNTY	1	218,546
MUNICIPAL	1	208,120
SCHOOL	-	-
ALL OTHERS	-	-
SUBTOTAL LOCAL UNSECURED	9	$ 468,689
REAL PROPERTY CENTRALLY-ASSESSED		$ -
PERSONAL PROPERTY CENTRALLY-ASSESSED		-
TOTAL UNSECURED EXEMPTIONS		**$ 468,689**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

LYON

SUMMARY

REAL PROPERTY	SECURED	UNSECURED	TOTAL ASSESSED VALUE
Land	$ 1,263,418,014	$ -	$ 1,263,418,014
Improvements	1,990,040,255	-	1,990,040,255
Geothermal	-	6,802,595	6,802,595
Centrally Assessed Utilities	159,451,777	8,322,935	167,774,712
Centrally Assessed Mining	4,225,566	21,333,543	25,559,109
PERSONAL PROPERTY			
Local	14,649,553	170,686,430	185,335,983
Mining	15,408,799	16,509,788	31,918,587
Net Proceeds		(116,172,772)	(116,172,772)
Private Carlines		177,452	177,452
TOTAL REAL & PERSONAL PROPERTY	$ 3,447,193,964	$ 107,659,971	$ 3,554,853,935
EXEMPTIONS			
Local Assessed (Real & Personal)	(208,252,041)	**Local Assessed** (3,911,679)	(212,163,720)
Centrally Assessed Utilities	(33,601,231)	**Centrally Assessed** -	(33,601,231)
Centrally Assessed Mining & Geothermal	(6,580,423)	**Personal Property** (1,144,001)	(7,724,424)
TOTAL EXEMPTIONS	**$ (248,433,695)**	**$ (5,055,680)**	**$ (253,489,375)**
NET TOTAL PROPERTY VALUE	**$ 3,198,760,269**	**$ 102,604,291**	**$ 3,301,364,560**

TOTAL NUMBER OF PARCELS	**34,838**
TOTAL ACRES	**1,282,655.000**

* Note: 2023-24 Net Proceeds utilized Gross Yield less Deductions which resulted in a negative net proceeds for Lyon County.

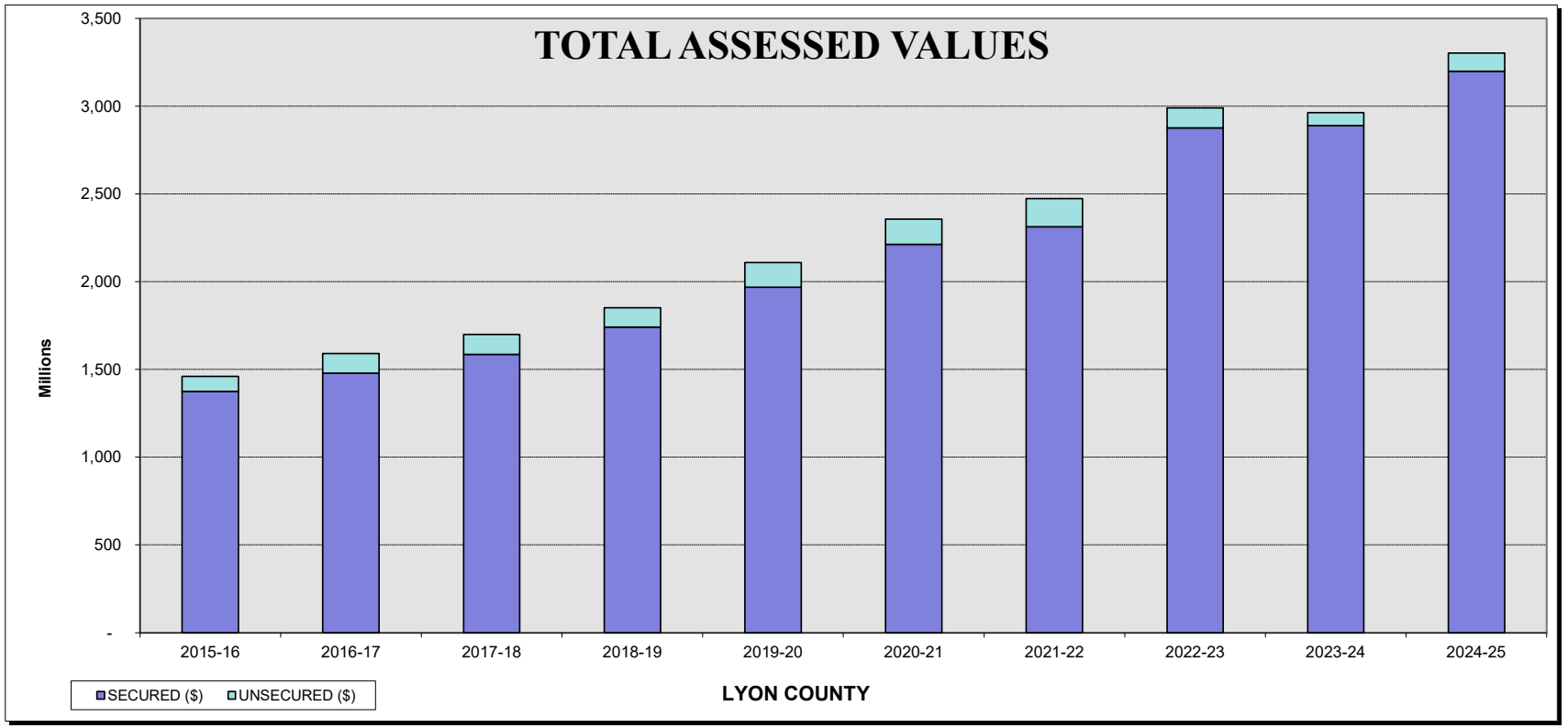
STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

LYON

TEN YEAR COMPARISON

YEAR	SECURED ($)	PERCENT CHANGE	UNSECURED ($)	PERCENT CHANGE	TOTAL ASSESSED VALUE ($)	PERCENT CHANGE
1O YEAR AVERAGE CHANGE		10.01%		5.16%		9.64%
2015-16	1,374,813,506		84,970,235		1,459,783,741	
2016-17	1,478,249,586	7.52%	112,113,222	31.94%	1,590,362,808	8.95%
2017-18	1,585,663,291	7.27%	114,103,555	1.78%	1,699,766,846	6.88%
2018-19	1,741,212,183	9.81%	110,219,671	-3.40%	1,851,431,854	8.92%
2019-20	1,967,514,082	13.00%	140,597,333	27.56%	2,108,111,415	13.86%
2020-21	2,211,605,840	12.41%	144,365,204	2.68%	2,355,971,044	11.76%
2021-22	2,311,916,893	4.54%	160,737,777	11.34%	2,472,654,670	4.95%
2022-23	2,875,234,526	24.37%	113,355,877	-29.48%	2,988,590,403	20.87%
2023-24	2,889,398,837	0.49%	73,946,066	-34.77%	2,963,344,903	-0.84%
2024-25	3,198,760,269	10.71%	102,604,291	38.76%	3,301,364,560	11.41%



STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

LYON

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
VACANT	8,350	1,035,110.000	188,343,007	695	(26,993,203)	161,350,499
SINGLE FAMILY RESIDENTIAL	23,547	59,963.000	923,821,723	1,378,054,682	(21,169,480)	2,280,706,925
MULTI-FAMILY RESIDENTIAL	488	18,846.000	29,099,403	69,521,696	(17,575,817)	81,045,282
COMMERCIAL	745	4,844.000	45,641,267	189,650,565	(90,929,234)	144,362,598
INDUSTRIAL	694	5,129.000	46,606,634	280,563,470	(26,586,830)	300,583,274
RURAL	736	112,213.000	20,019,567	38,795,181	(2,335,592)	56,479,156
COMMUNICATION, TRANS, UTILITIES	101	28,105.000	4,771,717	28,937,234	(15,888,987)	17,819,964
MINES	139	17,821.000	1,802,728	1,346,262	(480,566)	2,668,424
SPECIAL PURPOSE OR USE	38	624.000	3,311,968	4,516,732	(6,772,898)	1,055,802
SUB TOTAL	**34,838**	**1,282,655.000**	**$ 1,263,418,014**	**$ 1,990,040,255**	**$ (208,252,041)**	**$ 3,045,206,228**
CENTRALLY ASESSED UTILITIES				159,451,777	(33,601,231)	125,850,546
CENTRALLY ASSESSED MINING				19,634,365	(6,580,423)	13,053,942
PERSONAL PROPERTY LOCAL				14,649,553	-	14,649,553
NET TOTAL PROPERTY VALUE			**1,263,418,014**	**2,183,775,950**	**(248,433,695)**	**$ 3,198,760,269**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

LYON

AGRICULTURAL LAND (60)	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
Intensive Use		822.000	$ 309,966			
Farmsteads		-	$ -			
Cultivated						
1st Class		44,739.000	$ 13,086,163			
2nd Class		5,833.000	$ 1,327,036			
3rd Class		2,541.000	$ 412,839			
4th Class		7.000	$ 796			
Wildhay						
1st Class		601.000	$ 119,449			
2nd Class		341.000	$ 50,873			
Pasture						
1st Class		4,203.000	$ 633,627			
2nd Class		5,429.000	$ 624,337			
3rd Class		2,430.000	$ 237,556			
4th Class		4.000	$ 170			
Grazing						
1st Class		6,634.000	$ 76,030			
2nd Class		6,331.000	$ 37,541			
3rd Class		31,345.000	$ 129,455			
4th Class		619.000	$ 1,278			
AG USE TOTAL		**111,879.000**	**$ 17,047,116**			
NON AG USE						
RES/COMM/OTHER		386.000	2,922,129.000			
AGRICULTURAL LAND TOTAL*	**736**	**112,265.000**	**19,969,245**	**$ 38,795,181**	**$ 2,364,094**	**$ 56,400,332**

***Does not include rural land with minor improvements**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

LYON

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
ALL SECURED REAL PROPERTY	34,838	1,282,655.000	1,261,615,286	1,990,040,255	(208,252,041)	3,043,403,500
CENTRALLY ASSESSED UTILITIES				159,451,777	(33,601,231)	125,850,546
CENTRALLY ASSESSED MINING			1,802,728	19,634,365	(6,580,423)	14,856,670
TOTAL SECURED REAL PROPERTY			**$ 1,261,615,286**	**$ 2,169,126,397**	**$ (248,433,695)**	**$ 3,184,110,716**
SECURED PERSONAL PROPERTY				14,649,553	-	14,649,553
NET TOTAL SECURED					**$ (248,433,695)**	**$ 3,198,760,269**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

LYON

SECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
Airplanes	-	$ -
Billboards	-	-
Mobile Homes	416	1,703,245
Machinery, Equipment & Fixtures	90	915,602
Farm Machinery	128	12,030,706
Mining Equip. (reported from DLGS)	3	14,597,409
Other Personal Property	-	-
Subtotal Secured Personal Property	593	29,246,962
Total Secured Personal Property Exempt Value		(4,973,524)
TOTAL (LOCALLY ASSESSED)	**593**	**$ 24,273,438**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

LYON

SECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	PARCELS	ACRES	EXEMPT VALUE
BLIND	6			$ 28,167
ORPHANS	-			-
SURVIVING SPOUSES	171			302,670
VETERANS	468			1,681,500
DISABLED VETERANS				
100%	381			11,572,614
80-99%	123			2,792,594
60-79%	96			1,542,221
Surviving Spouse	55			1,634,864
PATENTED MINING CLAIMS	4			158,900
POLLUTION CONTROL (except Mining)	-			-
CHURCH		59	151.000	9,526,936
U.S. PUBLIC DOMAIN		273	872,791.000	25,027,213
U.S. GOVERNMENT		6	1,258.000	831,184
INDIAN		13	50,997.000	11,170,710
STATE		96	37,631.000	9,281,073
STATE FORESTRY		-	-	-
COUNTY		205	2,520.000	30,489,987
MUNICIPAL		91	2,069.000	38,144,782
SCHOOL		33	425.000	50,209,807
ALL OTHERS		1,584	5,236.000	31,357,369
SUBTOTAL	1,304	2,360	973,078.000	$ 208,252,041
UTILITIES				33,601,231
MINING				477,637
TOTAL SECURED EXEMPTIONS				**$ 248,433,695**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

LYON

UNSECURED REAL PROPERTY	NUMBER OF ACCOUNTS	NUMBER OF ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	VALUE EXEMPTED	NET ASSESSED VALUE
SUPPLEMENTAL REAL	-	-	$ -	$ -	$ -	$ -
POSSESSORY INTERESTS & MINING PROP	-	-	$ -	$ -	$ -	$ -
INTRACOUNTY PUBLIC UTILITIES	-	-	$ -	$ -	$ -	$ -
OTHER	-	-	$ -	$ -	$ -	$ -
SUB TOTAL (LOCALLY ASSESSED)	**-**	**-**	**$ -**	**$ -**	**$ -**	**$ -**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

LYON

UNSECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
AIRPLANES	91	$ 1,393,198
BILLBOARDS	378	$ 178,885
MOBILE HOMES	2,379	$ 16,167,723
MACHINERY, EQUIPMENT, FIXTURES	1,739	$ 140,295,589
FARM MACHINERY	34	$ 5,162,892
OTHER	100	$ 7,488,143
SUB TOTAL (LOCALLY ASSESSED)	4,656	$ 170,686,430
CENTRALLY ASSESSED		
UTILITIES (CWIP)	-	$ 8,322,935
NET PROCEEDS	-	(116,172,772)
PRIVATE CARLINES	-	177,452
MINING & MILLS		
Mining & Mill Equip	-	37,843,330
GEOTHERMAL IMPROVEMENTS	-	6,802,595
SUB TOTAL (CENTRALLY ASSESSED)	-	$ (63,026,461)
UNSECURED REAL		
Land		-
Improvements		-
Total Unsecured Personal Property Exempt Value		$ (5,055,680)
TOTAL UNSECURED REAL & PERSONAL PROPERTY	**4,656**	**$ 102,604,290**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

LYON

UNSECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	EXEMPT VALUE
BLIND	-	$ -
ORPHANS	-	-
SURVIVING SPOUSES	2	3,440
VETERANS	1	3,440
DISABLED VETERANS		
100%	6	30,911
80-99%	-	-
60-79%	1	8,600
Surviving Spouse	-	-
PATENTED MINING CLAIMS	-	-
POLLUTION CONTROL (except Mining)	3	352,581
CHURCHES	6	36,500
U.S. PUBLIC DOMAIN	-	-
U.S. GOVERNMENT	3	17,137
INDIAN	10	66,216
STATE	10	76,878
STATE FORESTRY	-	-
COUNTY	6	79,505
MUNICIPAL	-	-
SCHOOL	20	478,151
ALL OTHERS	6	101,522
SUBTOTAL LOCAL UNSECURED	74	$ 3,911,679
REAL PROPERTY CENTRALLY-ASSESSED		$ 1,121,369
PERSONAL PROPERTY CENTRALLY-ASSESSED		22,632
TOTAL UNSECURED EXEMPTIONS		**$ 5,055,680**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

MINERAL

SUMMARY

REAL PROPERTY	SECURED	UNSECURED	TOTAL ASSESSED VALUE
Land	$ 158,716,145	$ -	$ 158,716,145
Improvements	62,565,436	-	62,565,436
Geothermal	-	1,417,421	1,417,421
Centrally Assessed Utilities	129,954,682	5,067,415	135,022,097
Centrally Assessed Mining	432,125	19,632,124	20,064,249
PERSONAL PROPERTY			
Local	2,610,701	-	2,610,701
Mining	660,259	9,185,694	9,845,953
Net Proceeds		46,082,557	46,082,557
Private Carlines		-	-
TOTAL REAL & PERSONAL PROPERTY	$ 354,939,348	$ 81,385,211	$ 436,324,559
EXEMPTIONS			
Local Assessed (Real & Personal)	(151,347,009)	**Local Assessed** -	(151,347,009)
Centrally Assessed Utilities	(38,895,926)	**Centrally Assessed** -	(38,895,926)
Centrally Assessed Mining & Geothermal	(308,569)	**Personal Property** (5,121,529)	(5,430,098)
TOTAL EXEMPTIONS	**$ (190,551,504)**	**$ (5,121,529)**	**$ (195,673,033)**
NET TOTAL PROPERTY VALUE	**$ 164,387,844**	**$ 76,263,682**	**$ 240,651,526**

TOTAL NUMBER OF PARCELS	**4,112**
TOTAL ACRES	**2,373,679.000**

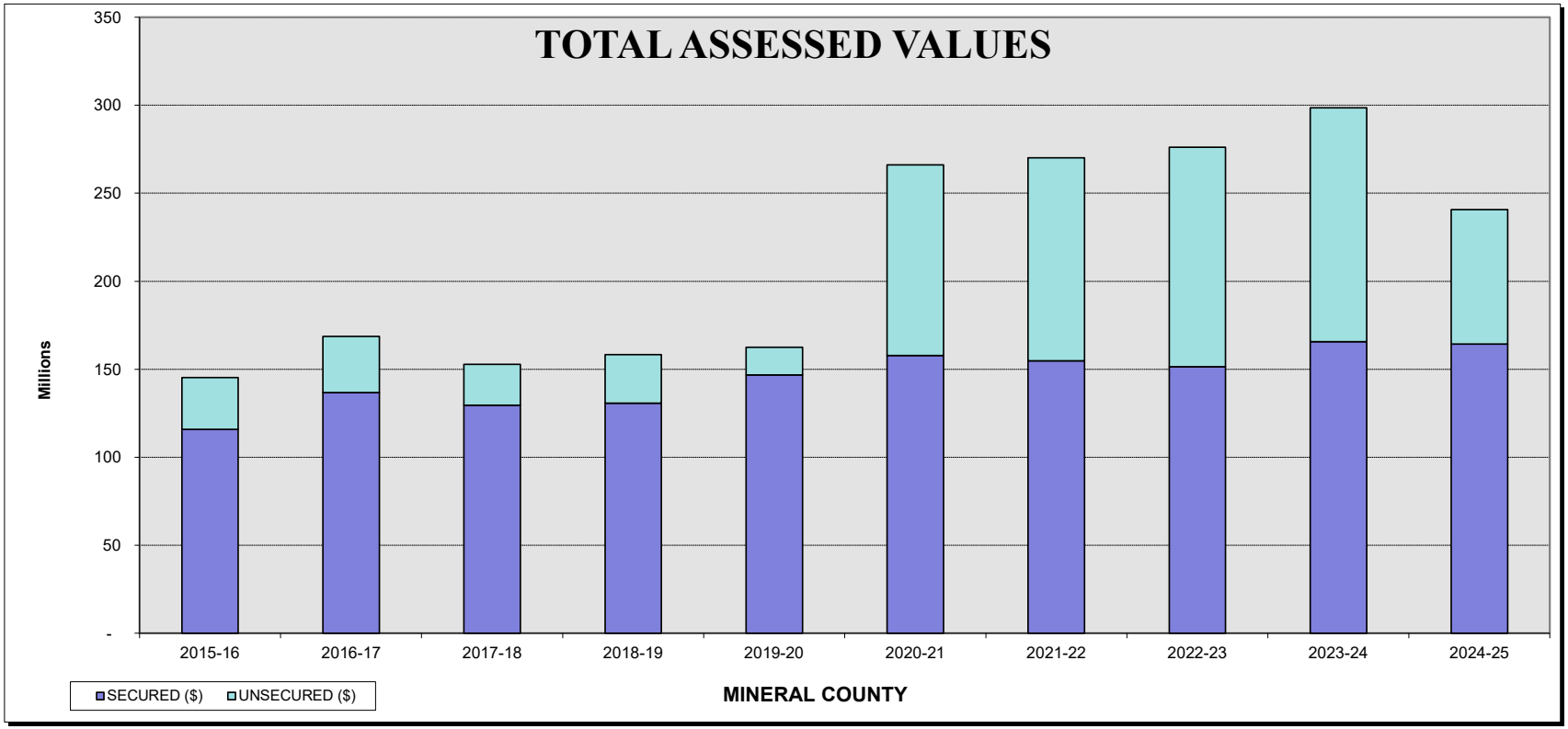
STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

MINERAL

TEN YEAR COMPARISON

YEAR	SECURED ($)	PERCENT CHANGE	UNSECURED ($)	PERCENT CHANGE	TOTAL ASSESSED VALUE ($)	PERCENT CHANGE
1O YEAR AVERAGE CHANGE		4.22%		58.64%		7.69%
2015-16	115,904,936		29,296,550		145,201,486	
2016-17	136,724,644	17.96%	31,868,436	8.78%	168,593,080	16.11%
2017-18	129,629,407	-5.19%	23,099,665	-27.52%	152,729,072	-9.41%
2018-19	130,677,092	0.81%	27,672,416	19.80%	158,349,508	3.68%
2019-20	146,785,008	12.33%	15,665,118	-43.39%	162,450,126	2.59%
2020-21	157,728,648	7.46%	108,348,824	591.66%	266,077,472	63.79%
2021-22	154,871,568	-1.81%	115,263,559	6.38%	270,135,127	1.52%
2022-23	151,406,447	-2.24%	124,682,036	8.17%	276,088,483	2.20%
2023-24	165,728,959	9.46%	132,740,973	6.46%	298,469,932	8.11%
2024-25	164,387,844	-0.81%	76,263,682	-42.55%	240,651,526	-19.37%



STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

MINERAL

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
VACANT	1,414	2,338,211.000	139,588,527	192,574	(134,395,247)	5,385,854
SINGLE FAMILY RESIDENTIAL	2,088	3,770.000	12,203,929	35,835,876	(2,788,608)	45,251,197
MULTI-FAMILY RESIDENTIAL	126	87.000	1,073,224	3,797,197	(747,202)	4,123,219
COMMERCIAL	191	391.000	2,674,364	17,734,169	(9,230,269)	11,178,264
INDUSTRIAL	65	10,434.000	1,879,609	4,113,206	(2,309,209)	3,683,606
RURAL	51	11,606.000	284,813	334,669	(7,060)	612,422
COMMUNICATION, TRANS, UTILITIES	15	18.000	101,922	299,645	(222,744)	178,823
MINES	153	7,730.000	647,084	351,555	(5,000)	993,639
SPECIAL PURPOSE OR USE	9	1,432.000	262,673	258,100	(520,773)	-
SUB TOTAL	**4,112**	**2,373,679.000**	**$ 158,716,145**	**$ 62,565,436**	**$ (150,221,112)**	**$ 71,060,469**
CENTRALLY ASESSED UTILITIES				129,954,682	(38,895,926)	91,058,756
CENTRALLY ASSESSED MINING				1,092,384	(308,569)	783,815
PERSONAL PROPERTY LOCAL				2,610,701	(1,125,897)	1,484,804
NET TOTAL PROPERTY VALUE			**158,716,145**	**196,223,203**	**(190,551,504)**	**$ 164,387,844**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

MINERAL

AGRICULTURAL LAND (60)	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
Intensive Use		2.000	$ 788			
Farmsteads		-	$ -			
Cultivated						
1st Class		-	$ -			
2nd Class		566.120	$ 134,454			
3rd Class		299.010	$ 50,757			
4th Class		276.780	$ 32,867			
Wildhay						
1st Class		-	$ -			
2nd Class		-	$ -			
Pasture						
1st Class		-	$ -			
2nd Class		-	$ -			
3rd Class		-	$ -			
4th Class		1.000	$ 1,491			
Grazing						
1st Class		-	$ -			
2nd Class		167.600	$ 1,013			
3rd Class		10,231.020	$ 43,276			
4th Class		30.800	$ 65			
AG USE TOTAL		**11,574.330**	**$ 264,711**			
NON AG USE						
RES/COMM/OTHER		8,430.000	9,852.000			
AGRICULTURAL LAND TOTAL*	**51**	**20,004.330**	**274,563**	**$ 334,669**	**$ -**	**$ 609,232**

***Does not include rural land with minor improvements**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

MINERAL

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
ALL SECURED REAL PROPERTY	4,112	2,373,679.000	158,069,061	62,565,436	(150,221,112)	70,413,385
CENTRALLY ASSESSED UTILITIES				129,954,682	(38,895,926)	91,058,756
CENTRALLY ASSESSED MINING			647,084	1,092,384	(308,569)	1,430,899
TOTAL SECURED REAL PROPERTY			**$ 158,069,061**	**$ 193,612,502**	**$ (189,425,607)**	**$ 162,903,040**
SECURED PERSONAL PROPERTY				2,610,701	(1,125,897)	1,484,804
NET TOTAL SECURED					**$ (190,551,504)**	**$ 164,387,844**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

MINERAL

SECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
Airplanes	2	$ 9,489
Billboards	345	862,898
Mobile Homes	59	1,113,702
Machinery, Equipment & Fixtures	3	1,060
Farm Machinery	2	623,552
Mining Equip. (reported from DLGS)	19	407,693
Other Personal Property	-	-
Subtotal Secured Personal Property	431	3,018,394
Total Secured Personal Property Exempt Value		(1,126,472)
TOTAL (LOCALLY ASSESSED)	**431**	**$ 1,891,922**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

MINERAL

SECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	PARCELS	ACRES	EXEMPT VALUE
BLIND	2			$ 10,320
ORPHANS	-			-
SURVIVING SPOUSES	58			98,260
VETERANS	95			326,800
DISABLED VETERANS				
100%	21			476,840
80-99%	5			103,200
60-79%	2			32,511
Surviving Spouse	6			144,231
PATENTED MINING CLAIMS	-			-
POLLUTION CONTROL (except Mining)	-			-
CHURCH		20	124.800	1,103,726
U.S. PUBLIC DOMAIN		197	1,910,540.100	121,938,966
U.S. GOVERNMENT		22	133,419.600	4,468,099
INDIAN		48	244,930.300	4,735,795
STATE		23	2,367.500	916,530
STATE FORESTRY		-	-	-
COUNTY		140	2,637.500	8,098,258
MUNICIPAL		10	18.300	1,459,205
SCHOOL		9	71.400	4,775,295
ALL OTHERS		23	16.600	483,274
SUBTOTAL	189	492	2,294,126.100	$ 151,347,009
UTILITIES				38,895,926
MINING				1,963
TOTAL SECURED EXEMPTIONS				**$ 190,551,504**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

MINERAL

UNSECURED REAL PROPERTY	NUMBER OF ACCOUNTS	NUMBER OF ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	VALUE EXEMPTED	NET ASSESSED VALUE
SUPPLEMENTAL REAL	-	-	$ -	$ -	$ -	$ -
POSSESSORY INTERESTS & MINING PROP	-	-	$ -	$ -	$ -	$ -
INTRACOUNTY PUBLIC UTILITIES	-	-	$ -	$ -	$ -	$ -
OTHER	-	-	$ -	$ -	$ -	$ -
SUB TOTAL (LOCALLY ASSESSED)	**-**	**-**	**$ -**	**$ -**	**$ -**	**$ -**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

MINERAL

UNSECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
AIRPLANES	-	$ -
BILLBOARDS	-	$ -
MOBILE HOMES	-	$ -
MACHINERY, EQUIPMENT, FIXTURES	-	$ -
FARM MACHINERY	-	$ -
OTHER	-	$ -
SUB TOTAL (LOCALLY ASSESSED)	-	$ -
CENTRALLY ASSESSED		
UTILITIES (CWIP)	-	$ 5,067,415
NET PROCEEDS	-	46,082,557
PRIVATE CARLINES	-	-
MINING & MILLS		
Mining & Mill Equip	-	28,817,818
GEOTHERMAL IMPROVEMENTS	-	1,417,421
SUB TOTAL (CENTRALLY ASSESSED)	-	$ 81,385,210
UNSECURED REAL		
Land		-
Improvements		-
Total Unsecured Personal Property Exempt Value		$ (5,121,529)
TOTAL UNSECURED REAL & PERSONAL PROPERTY	**-**	**$ 76,263,682**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

MINERAL

UNSECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	EXEMPT VALUE
BLIND	-	$ -
ORPHANS	-	-
SURVIVING SPOUSES	-	-
VETERANS	-	-
DISABLED VETERANS		
100%	-	-
80-99%	-	-
60-79%	-	-
Surviving Spouse	-	-
PATENTED MINING CLAIMS	-	-
POLLUTION CONTROL (except Mining)	3	796,986
CHURCHES	17	18,846
U.S. PUBLIC DOMAIN	-	-
U.S. GOVERNMENT	-	-
INDIAN	-	-
STATE	-	-
STATE FORESTRY	-	-
COUNTY	17	585,721
MUNICIPAL	-	-
SCHOOL	4	286,759
ALL OTHERS	8	3,563
SUBTOTAL LOCAL UNSECURED	49	$ -
REAL PROPERTY CENTRALLY-ASSESSED		$ 4,461,528
PERSONAL PROPERTY CENTRALLY-ASSESSED		660,001
TOTAL UNSECURED EXEMPTIONS		**$ 5,121,529**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

NYE

SUMMARY

REAL PROPERTY	SECURED	UNSECURED	TOTAL ASSESSED VALUE
Land	$ 2,962,885,435	$ -	$ 2,962,885,435
Improvements	1,602,109,186	761,792	1,602,870,978
Geothermal	-	-	-
Centrally Assessed Utilities	255,492,520	7,830,097	263,322,617
Centrally Assessed Mining	102,163,495	8,196,571	110,360,066
PERSONAL PROPERTY			
Local	7,016,447	168,985,195	176,001,642
Mining	49,690,349	17,767,687	67,458,036
Net Proceeds		66,272,027	66,272,027
Private Carlines		-	-
TOTAL REAL & PERSONAL PROPERTY	$ 4,979,357,432	$ 269,813,369	$ 5,249,170,801
EXEMPTIONS			
Local Assessed (Real & Personal)	(2,787,320,639)	**Local Assessed** (2,534,542)	(2,789,855,181)
Centrally Assessed Utilities	(95,717,819)	**Centrally Assessed** -	(95,717,819)
Centrally Assessed Mining & Geothermal	(22,915,537)	**Personal Property** (196,381)	(23,111,918)
TOTAL EXEMPTIONS	**$ (2,905,953,995)**	**$ (2,730,923)**	**$ (2,908,684,918)**
NET TOTAL PROPERTY VALUE	**$ 2,073,403,437**	**$ 267,082,446**	**$ 2,340,485,883**

TOTAL NUMBER OF PARCELS	**60,289**
TOTAL ACRES	**8,358,298.000**

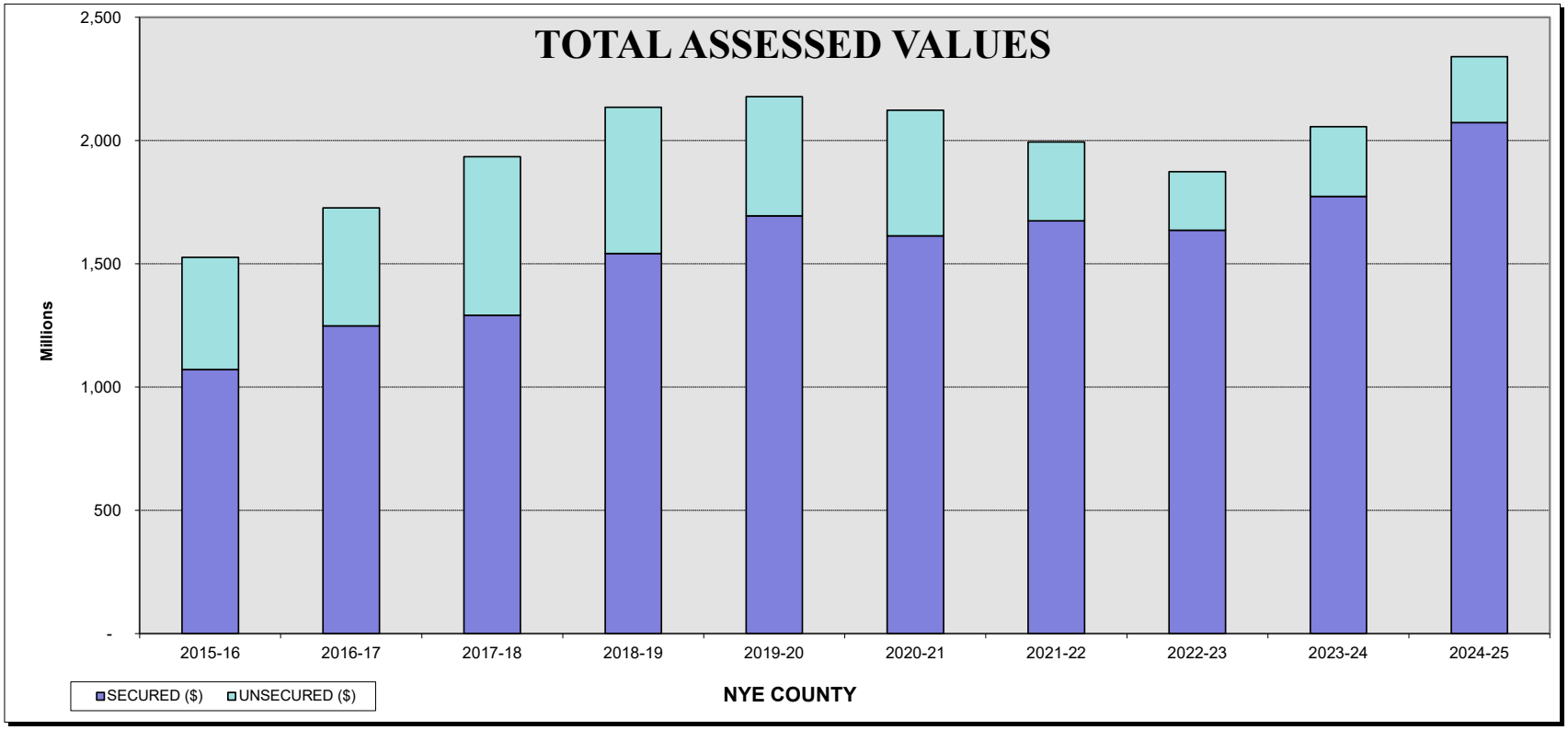
STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

NYE

TEN YEAR COMPARISON

YEAR	SECURED ($)	PERCENT CHANGE	UNSECURED ($)	PERCENT CHANGE	TOTAL ASSESSED VALUE ($)	PERCENT CHANGE
1O YEAR AVERAGE CHANGE		7.92%		-3.42%		5.16%
2015-16	1,071,246,070		455,172,841		1,526,418,911	
2016-17	1,248,497,906	16.55%	477,760,670	4.96%	1,726,258,576	13.09%
2017-18	1,290,790,583	3.39%	643,412,359	34.67%	1,934,202,942	12.05%
2018-19	1,541,419,156	19.42%	593,873,421	-7.70%	2,135,292,577	10.40%
2019-20	1,694,339,592	9.92%	483,204,245	-18.64%	2,177,543,837	1.98%
2020-21	1,613,380,467	-4.78%	510,035,561	5.55%	2,123,416,028	-2.49%
2021-22	1,673,708,760	3.74%	320,931,113	-37.08%	1,994,639,873	-6.06%
2022-23	1,635,577,004	-2.28%	238,026,286	-25.83%	1,873,603,290	-6.07%
2023-24	1,772,779,209	8.39%	282,783,593	18.80%	2,055,562,802	9.71%
2024-25	2,073,403,437	16.96%	267,082,446	-5.55%	2,340,485,883	13.86%



STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

NYE

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
VACANT	32,651	8,115,014.000	2,739,353,165	2,352	(2,617,000,911)	122,354,606
SINGLE FAMILY RESIDENTIAL	23,812	82,587.000	138,510,750	1,177,622,992	(45,225,089)	1,270,908,653
MULTI-FAMILY RESIDENTIAL	1,633	17,257.000	14,104,543	97,486,468	(9,274,962)	102,316,049
COMMERCIAL	1,222	40,552.000	42,492,955	268,037,744	(98,073,673)	212,457,026
INDUSTRIAL	50	13,857.000	12,175,055	13,067,879	(12,667,967)	12,574,967
RURAL	432	74,820.000	7,476,837	10,567,350	(499,212)	17,544,975
COMMUNICATION, TRANS, UTILITIES	148	1,174.000	5,701,054	32,907,705	(1,526,230)	37,082,529
MINES	319	12,449.000	2,132,300	114,984,002	(1,319,888)	115,796,414
SPECIAL PURPOSE OR USE	22	588.000	938,776	2,416,696	(2,863,063)	492,409
SUB TOTAL	**60,289**	**8,358,298.000**	**$ 2,962,885,435**	**$ 1,602,109,186**	**$ (2,787,131,107)**	**$ 1,777,863,514**
CENTRALLY ASESSED UTILITIES				255,492,520	(95,717,819)	159,774,701
CENTRALLY ASSESSED MINING				151,853,844	(22,915,537)	128,938,307
PERSONAL PROPERTY LOCAL				7,016,447	(189,532)	6,826,915
NET TOTAL PROPERTY VALUE			**2,962,885,435**	**2,016,471,997**	**(2,905,953,995)**	**$ 2,073,403,437**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

NYE

AGRICULTURAL LAND (60)	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
Intensive Use		415.880	$ 163,857			
Farmsteads		-	$ -			
Cultivated						
1st Class		9,712.257	$ 2,962,791			
2nd Class		1,368.720	$ 325,071			
3rd Class		1,666.160	$ 282,833			
4th Class		1,865.450	$ 221,522			
Wildhay						
1st Class		792.740	$ 167,865			
2nd Class		4,231.570	$ 671,761			
Pasture						
1st Class		2,822.050	$ 425,423			
2nd Class		5,364.060	$ 616,867			
3rd Class		3,699.530	$ 361,630			
4th Class		2,545.150	$ 123,440			
Grazing						
1st Class		2,832.660	$ 33,314			
2nd Class		4,087.850	$ 24,841			
3rd Class		9,211.130	$ 38,962			
4th Class		22,876.320	$ 48,255			
AG USE TOTAL		**73,491.527**	**$ 6,468,432**			
NON AG USE						
RES/COMM/OTHER		486.150	339,672.000			
AGRICULTURAL LAND TOTAL*	**432**	**73,977.677**	**6,808,104**	**$ 10,440,381**	**$ 6,074**	**$ 17,242,411**

***Does not include rural land with minor improvements**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

NYE

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
ALL SECURED REAL PROPERTY	60,289	8,358,298.000	2,960,753,135	1,602,109,186	(2,787,131,107)	1,775,731,214
CENTRALLY ASSESSED UTILITIES				255,492,520	(95,717,819)	159,774,701
CENTRALLY ASSESSED MINING			2,132,300	151,853,844	(22,915,537)	131,070,607
TOTAL SECURED REAL PROPERTY			**$ 2,960,753,135**	**$ 2,009,455,550**	**$ (2,905,764,463)**	**$ 2,066,576,522**
SECURED PERSONAL PROPERTY				7,016,447	(189,532)	6,826,915
NET TOTAL SECURED					**$ (2,905,953,995)**	**$ 2,073,403,437**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

NYE

SECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
Airplanes	1	$ 131
Billboards	-	-
Mobile Homes	1,190	6,503,151
Machinery, Equipment & Fixtures	25	212,407
Farm Machinery	18	256,552
Mining Equip. (reported from DLGS)	5	41,544,850
Other Personal Property	15	44,206
Subtotal Secured Personal Property	1,285	48,561,297
Total Secured Personal Property Exempt Value		(646,839)
TOTAL (LOCALLY ASSESSED)	**1,285**	**$ 47,914,458**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

NYE

SECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	PARCELS	ACRES	EXEMPT VALUE
BLIND	27			$ 119,270
ORPHANS	-			-
SURVIVING SPOUSES	558			979,055
VETERANS	720			2,489,225
DISABLED VETERANS				
100%	581			16,055,889
80-99%	107			2,316,757
60-79%	95			1,495,733
Surviving Spouse	132			3,433,385
PATENTED MINING CLAIMS	5			48,125
POLLUTION CONTROL (except Mining)	-			-
CHURCH		54	150.500	10,397,612
U.S. PUBLIC DOMAIN		867	8,656,508.400	2,831,434,060
U.S. GOVERNMENT		70	50,141.900	6,055,828
INDIAN		44	40,009.700	17,704,201
STATE		35	1,552.500	2,822,009
STATE FORESTRY		-	-	-
COUNTY		478	7,389.000	31,977,376
MUNICIPAL		178	2,486.700	15,148,178
SCHOOL		36	710.900	47,924,367
ALL OTHERS		55	351.700	5,881,861
SUBTOTAL	2,225	1,817	8,759,301.300	$ 2,787,320,639
UTILITIES				95,717,819
MINING				20,062,628
TOTAL SECURED EXEMPTIONS				**$ 2,905,953,995**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

NYE

UNSECURED REAL PROPERTY	NUMBER OF ACCOUNTS	NUMBER OF ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	VALUE EXEMPTED	NET ASSESSED VALUE
SUPPLEMENTAL REAL	50	567.000	$ -	$ 761,792	$ -	$ 761,792
POSSESSORY INTERESTS & MINING PROP	18	-	$ -	$ 8,372,711	$ 563	$ 8,372,148
INTRACOUNTY PUBLIC UTILITIES	-	-	$ -	$ -	$ -	$ -
OTHER	252	2,962.000	$ -	$ 57,527,597	$ 1,039,680	$ 56,487,917
SUB TOTAL (LOCALLY ASSESSED)	**320**	**3,529.000**	**$ -**	**$ 66,662,100**	**$ 1,040,243**	**$ 65,621,857**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

NYE

UNSECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
AIRPLANES	50	$ 568,275
BILLBOARDS	37	$ 977,106
MOBILE HOMES	4,003	$ 17,061,071
MACHINERY, EQUIPMENT, FIXTURES	1,604	$ 135,839,440
FARM MACHINERY	77	$ 1,570,470
OTHER	891	$ 12,968,833
SUB TOTAL (LOCALLY ASSESSED)	6,662	$ 168,985,195
CENTRALLY ASSESSED		
UTILITIES (CWIP)	-	$ 7,830,097
NET PROCEEDS	-	66,272,027
PRIVATE CARLINES	-	-
MINING & MILLS		
Mining & Mill Equip	-	25,964,258
GEOTHERMAL IMPROVEMENTS	-	-
SUB TOTAL (CENTRALLY ASSESSED)	-	$ 100,066,379
UNSECURED REAL		
Land		-
Improvements		761,792
Total Unsecured Personal Property Exempt Value		$ (2,730,923)
TOTAL UNSECURED REAL & PERSONAL PROPERTY	**6,662**	**$ 267,082,445**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

NYE

UNSECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	EXEMPT VALUE
BLIND	1	$ 1,049
ORPHANS	-	-
SURVIVING SPOUSES	17	29,427
VETERANS	20	74,191
DISABLED VETERANS		
100%	11	63,193
80-99%	2	3,300
60-79%	2	5,020
Surviving Spouse	5	21,251
PATENTED MINING CLAIMS	-	-
POLLUTION CONTROL (except Mining)	7	1,802,198
CHURCHES	20	57,472
U.S. PUBLIC DOMAIN	1	455
U.S. GOVERNMENT	10	134,162
INDIAN	27	186,704
STATE	1	10,031
STATE FORESTRY	-	-
COUNTY	17	56,873
MUNICIPAL	6	161,690
SCHOOL	13	81,973
ALL OTHERS	20	48,167
SUBTOTAL LOCAL UNSECURED	180	$ 2,534,542
REAL PROPERTY CENTRALLY-ASSESSED		$ 19,420
PERSONAL PROPERTY CENTRALLY-ASSESSED		176,961
TOTAL UNSECURED EXEMPTIONS		**$ 2,730,923**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

PERSHING

SUMMARY

REAL PROPERTY	SECURED	UNSECURED	TOTAL ASSESSED VALUE
Land	$ 166,182,372	$ 23,174	$ 166,205,546
Improvements	105,596,502	-	105,596,502
Geothermal	-	-	-
Centrally Assessed Utilities	109,616,320	-	109,616,320
Centrally Assessed Mining	4,938,184	75,439,473	80,377,657
PERSONAL PROPERTY			
Local	6,970,407	12,352,666	19,323,073
Mining	6,414,434	83,863,434	90,277,868
Net Proceeds		(53,966,392)	(53,966,392)
Private Carlines		393,717	393,717
TOTAL REAL & PERSONAL PROPERTY	$ 399,718,219	$ 118,106,072	$ 517,824,291
EXEMPTIONS			
Local Assessed (Real & Personal)	(128,874,764)	**Local Assessed** (108,226)	(128,982,990)
Centrally Assessed Utilities	(3,726,443)	**Centrally Assessed** -	(3,726,443)
Centrally Assessed Mining & Geothermal	(1,115,740)	**Personal Property** (10,702,058)	(11,817,798)
TOTAL EXEMPTIONS	**$ (133,716,947)**	**$ (10,810,284)**	**$ (144,527,231)**
NET TOTAL PROPERTY VALUE	**$ 266,001,272**	**$ 107,295,788**	**$ 373,297,060**

TOTAL NUMBER OF PARCELS	**12,139**
TOTAL ACRES	**3,860,568.000**

* Note: 2023-24 Net Proceeds utilized Gross Yield less Deductions which resulted in a negative net proceeds for Pershing County.

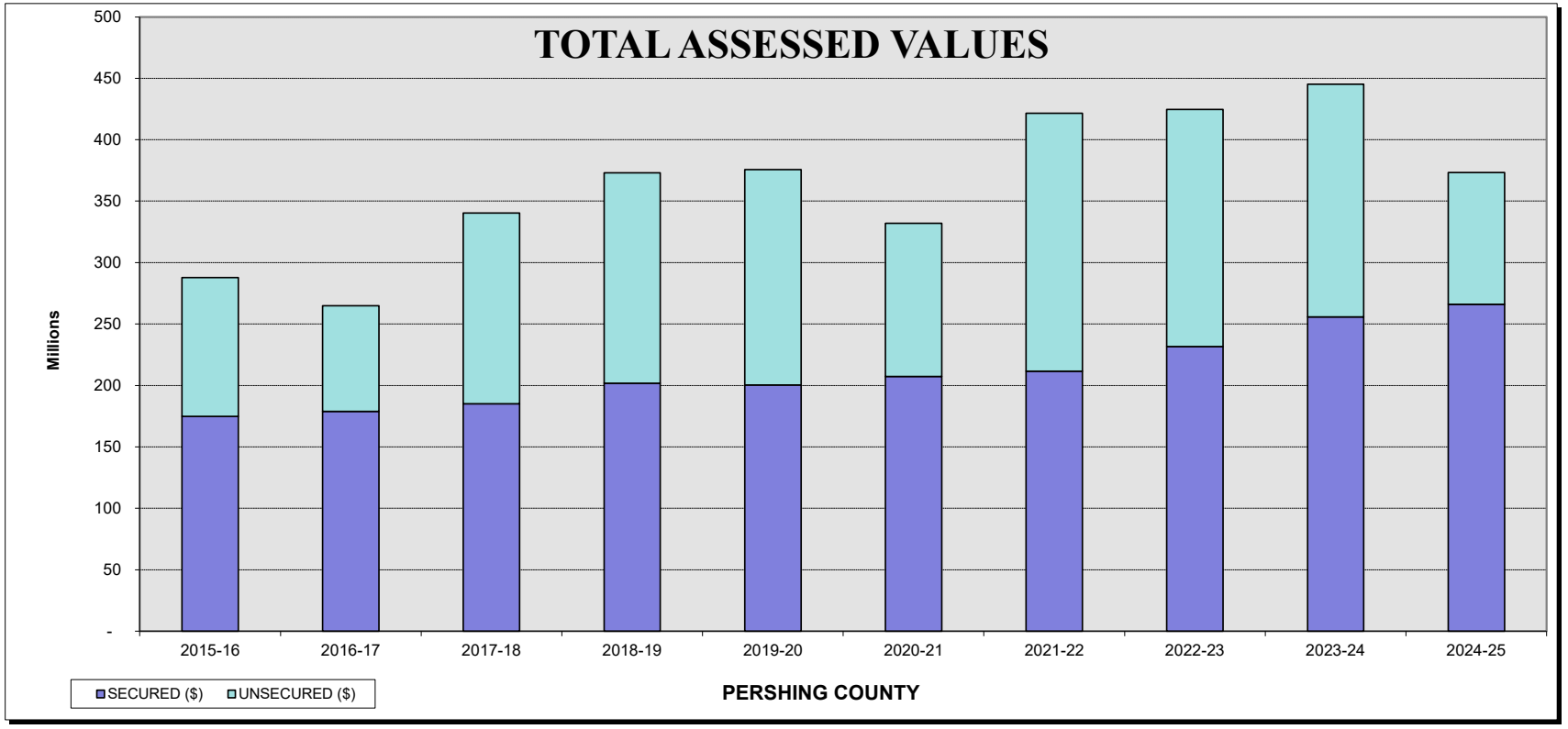
STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

PERSHING

TEN YEAR COMPARISON

YEAR	SECURED ($)	PERCENT CHANGE	UNSECURED ($)	PERCENT CHANGE	TOTAL ASSESSED VALUE ($)	PERCENT CHANGE
1O YEAR AVERAGE CHANGE		4.83%		6.16%		3.96%
2015-16	174,917,764		112,831,989		287,749,753	
2016-17	178,835,973	2.24%	86,028,652	-23.76%	264,864,625	-7.95%
2017-18	185,225,137	3.57%	154,969,890	80.14%	340,195,027	28.44%
2018-19	201,819,323	8.96%	171,138,669	10.43%	372,957,992	9.63%
2019-20	200,277,888	-0.76%	175,378,649	2.48%	375,656,537	0.72%
2020-21	207,312,449	3.51%	124,611,362	-28.95%	331,923,811	-11.64%
2021-22	211,610,234	2.07%	209,776,982	68.34%	421,387,216	26.95%
2022-23	231,589,281	9.44%	193,081,182	-7.96%	424,670,463	0.78%
2023-24	255,821,802	10.46%	189,209,849	-2.01%	445,031,651	4.79%
2024-25	266,001,272	3.98%	107,295,788	-43.29%	373,297,060	-16.12%



STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

PERSHING

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
VACANT	8,055	3,197,575.000	135,084,595	277,909	(107,509,358)	27,853,146
SINGLE FAMILY RESIDENTIAL	1,845	20,593.000	9,086,796	55,378,981	(3,304,564)	61,161,213
MULTI-FAMILY RESIDENTIAL	152	2,463.000	1,150,597	8,880,153	(1,826,897)	8,203,853
COMMERCIAL	161	3,846.000	2,193,057	19,564,980	(11,558,983)	10,199,054
INDUSTRIAL	46	843.000	625,607	4,299,996	(1,877,192)	3,048,411
RURAL	1,660	612,624.000	16,506,899	9,510,171	(220,519)	25,796,551
COMMUNICATION, TRANS, UTILITIES	45	3,218.000	294,286	7,181,611	(1,678,173)	5,797,724
MINES	160	18,939.000	1,105,460	4,846,948	(370,435)	5,581,973
SPECIAL PURPOSE OR USE	15	467.000	135,075	502,701	(637,776)	-
SUB TOTAL	**12,139**	**3,860,568.000**	**$ 166,182,372**	**$ 105,596,502**	**$ (128,613,462)**	**$ 143,165,412**
CENTRALLY ASESSED UTILITIES				109,616,320	(3,726,443)	105,889,877
CENTRALLY ASSESSED MINING				11,352,618	(1,115,740)	10,236,878
PERSONAL PROPERTY LOCAL				6,970,407	(261,302)	6,709,105
NET TOTAL PROPERTY VALUE			**166,182,372**	**233,535,847**	**(133,716,947)**	**$ 266,001,272**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

PERSHING

AGRICULTURAL LAND (60)	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
Intensive Use		128.010	$ 50,436			
Farmsteads		593.700	$ 147,206			
Cultivated						
1st Class		8,894.880	$ 2,717,390			
2nd Class		13,989.328	$ 3,322,468			
3rd Class		6,422.150	$ 1,090,159			
4th Class		11,950.850	$ 1,419,159			
Wildhay						
1st Class		413.910	$ 87,646			
2nd Class		228.020	$ 36,198			
Pasture						
1st Class		1,300.620	$ 196,068			
2nd Class		1,632.330	$ 187,715			
3rd Class		2,399.810	$ 234,582			
4th Class		4,738.810	$ 229,832			
Grazing						
1st Class		6,622.110	$ 77,945			
2nd Class		61,257.610	$ 372,440			
3rd Class		319,810.990	$ 1,352,750			
4th Class		100,912.770	$ 212,889			
AG USE TOTAL		**541,295.898**	**$ 11,734,883**			
NON AG USE						
RES/COMM/OTHER		212.830	1,019,060.000			
AGRICULTURAL LAND TOTAL*	**1,660**	**541,508.728**	**12,753,943**	**$ 9,458,712**	**$ 72,721**	**$ 22,139,934**

***Does not include rural land with minor improvements**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

PERSHING

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
ALL SECURED REAL PROPERTY	12,139	3,860,568.000	165,076,912	105,596,502	(128,613,462)	142,059,952
CENTRALLY ASSESSED UTILITIES				109,616,320	(3,726,443)	105,889,877
CENTRALLY ASSESSED MINING			1,105,460	11,352,618	(1,115,740)	11,342,338
TOTAL SECURED REAL PROPERTY			**$ 165,076,912**	**$ 226,565,440**	**$ (133,455,645)**	**$ 259,292,167**
SECURED PERSONAL PROPERTY				6,970,407	(261,302)	6,709,105
NET TOTAL SECURED					**$ (133,716,947)**	**$ 266,001,272**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

PERSHING

SECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
Airplanes	-	$ -
Billboards	2	3,631
Mobile Homes	478	2,818,301
Machinery, Equipment & Fixtures	39	1,179,986
Farm Machinery	34	2,811,135
Mining Equip. (reported from DLGS)	3	11,315,590
Other Personal Property	11	157,354
Subtotal Secured Personal Property	567	18,285,997
Total Secured Personal Property Exempt Value		(4,130,751)
TOTAL (LOCALLY ASSESSED)	**567**	**$ 14,155,246**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

PERSHING

SECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	PARCELS	ACRES	EXEMPT VALUE
BLIND	-			$ -
ORPHANS	-			-
SURVIVING SPOUSES	32			55,040
VETERANS	64			210,600
DISABLED VETERANS				
100%	18			453,525
80-99%	7			133,416
60-79%	6			92,375
Surviving Spouse	4			82,067
PATENTED MINING CLAIMS	-			-
POLLUTION CONTROL (except Mining)	1			845,447
CHURCH		20	357.600	1,761,041
U.S. PUBLIC DOMAIN		1,217	2,880,746.000	104,065,133
U.S. GOVERNMENT		962	2,154,317.200	73,599,846
INDIAN		3	798.500	802,774
STATE		43	13,683.700	951,514
STATE FORESTRY		-	-	-
COUNTY		106	13,676.500	5,130,831
MUNICIPAL		30	890.300	2,150,538
SCHOOL		22	250.700	5,177,178
ALL OTHERS		83	2,068.100	2,824,765
SUBTOTAL	132	2,486	5,066,788.600	$ 128,874,764
UTILITIES				3,726,443
MINING				375,618
TOTAL SECURED EXEMPTIONS				**$ 133,716,947**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

PERSHING

UNSECURED REAL PROPERTY	NUMBER OF ACCOUNTS	NUMBER OF ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	VALUE EXEMPTED	NET ASSESSED VALUE
SUPPLEMENTAL REAL	9	1,143.000	$ -	$ -	$ -	$ -
POSSESSORY INTERESTS & MINING PROP	-	-	$ -	$ 105,438,161	$ 8,503,694	$ 96,934,467
INTRACOUNTY PUBLIC UTILITIES	-	-	$ -	$ -	$ -	$ -
OTHER	28	4,375.000	$ 23,174	$ 270,010	$ 44,479	$ 248,705
SUB TOTAL (LOCALLY ASSESSED)	**37**	**5,518.000**	**$ 23,174**	**$ 105,708,171**	**$ 8,548,173**	**$ 97,183,172**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

PERSHING

UNSECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
AIRPLANES	5	$ 8,685
BILLBOARDS	5	$ 557,963
MOBILE HOMES	259	$ 2,037,607
MACHINERY, EQUIPMENT, FIXTURES	250	$ 8,633,423
FARM MACHINERY	19	$ 633,818
OTHER	64	$ 481,170
SUB TOTAL (LOCALLY ASSESSED)	602	$ 12,352,666
CENTRALLY ASSESSED		
UTILITIES (CWIP)	-	$ -
NET PROCEEDS	-	(53,966,392)
PRIVATE CARLINES	-	393,717
MINING & MILLS		
Mining & Mill Equip	-	159,302,907
GEOTHERMAL IMPROVEMENTS	-	-
SUB TOTAL (CENTRALLY ASSESSED)	-	$ 105,730,231
UNSECURED REAL		
Land		23,174
Improvements		-
Total Unsecured Personal Property Exempt Value		$ (10,810,284)
TOTAL UNSECURED REAL & PERSONAL PROPERTY	**602**	**$ 107,295,788**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

PERSHING

UNSECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	EXEMPT VALUE
BLIND	-	$ -
ORPHANS	-	-
SURVIVING SPOUSES	1	-
VETERANS	1	-
DISABLED VETERANS		
100%	-	-
80-99%	-	-
60-79%	-	-
Surviving Spouse	1	1,323
PATENTED MINING CLAIMS	-	-
POLLUTION CONTROL (except Mining)	4	13,314
CHURCHES	-	-
U.S. PUBLIC DOMAIN	-	-
U.S. GOVERNMENT	-	-
INDIAN	3	91,947
STATE	1	10,114
STATE FORESTRY	-	-
COUNTY	-	-
MUNICIPAL	-	-
SCHOOL	-	-
ALL OTHERS	1	6,164
SUBTOTAL LOCAL UNSECURED	13	$ 108,226
REAL PROPERTY CENTRALLY-ASSESSED		$ 8,135,124
PERSONAL PROPERTY CENTRALLY-ASSESSED		2,566,934
TOTAL UNSECURED EXEMPTIONS		**$ 10,810,284**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

STOREY

SUMMARY

REAL PROPERTY	SECURED	UNSECURED	TOTAL ASSESSED VALUE
Land	$ 461,626,343	$ -	$ 461,626,343
Improvements	1,346,330,250	498,765	1,346,829,015
Geothermal	-	-	-
Centrally Assessed Utilities	34,322,700	909,057	35,231,757
Centrally Assessed Mining	-	2,650,748	2,650,748
PERSONAL PROPERTY			
Local	-	1,839,427,894	1,839,427,894
Mining	-	3,787,369	3,787,369
Net Proceeds		(936,434)	(936,434)
Private Carlines		41,982	41,982
TOTAL REAL & PERSONAL PROPERTY	$ 1,842,279,293	$ 1,846,379,381	$ 3,688,658,674
EXEMPTIONS			
Local Assessed (Real & Personal)	(45,059,718)	**Local Assessed** (12,979,102)	(58,038,820)
Centrally Assessed Utilities	(10,163,171)	**Centrally Assessed** -	(10,163,171)
Centrally Assessed Mining & Geothermal	-	**Personal Property** (1,041,004)	(1,041,004)
TOTAL EXEMPTIONS	**$ (55,222,889)**	**$ (14,020,106)**	**$ (69,242,995)**
NET TOTAL PROPERTY VALUE	**$ 1,787,056,404**	**$ 1,832,359,275**	**$ 3,619,415,679**

TOTAL NUMBER OF PARCELS	**5,109**
TOTAL ACRES	**167,730.000**

Note: During 2023-24 Storey County has experienced a high rate of growth in the Tahoe Reno Industrial Park.

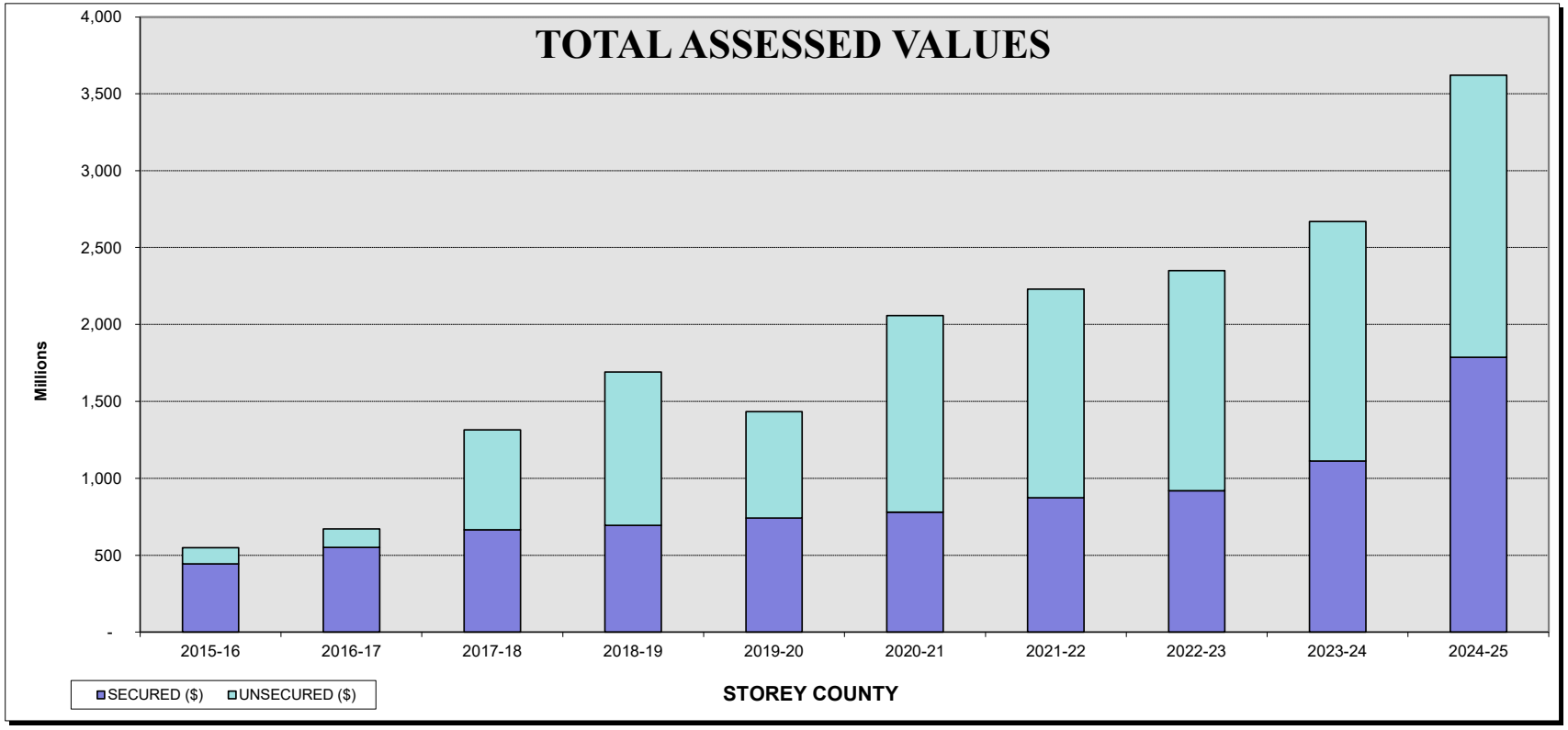
STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

STOREY

TEN YEAR COMPARISON

YEAR	SECURED ($)	PERCENT CHANGE	UNSECURED ($)	PERCENT CHANGE	TOTAL ASSESSED VALUE ($)	PERCENT CHANGE
1O YEAR AVERAGE CHANGE		17.79%		66.45%		26.45%
2015-16	443,891,384		104,609,466		548,500,850	
2016-17	550,190,029	23.95%	121,106,696	15.77%	671,296,725	22.39%
2017-18	664,439,070	20.77%	650,054,256	436.76%	1,314,493,326	95.81%
2018-19	694,073,074	4.46%	996,313,873	53.27%	1,690,386,947	28.60%
2019-20	741,093,597	6.77%	692,775,306	-30.47%	1,433,868,903	-15.18%
2020-21	779,368,057	5.16%	1,279,336,688	84.67%	2,058,704,745	43.58%
2021-22	872,639,329	11.97%	1,356,950,963	6.07%	2,229,590,292	8.30%
2022-23	918,480,996	5.25%	1,432,145,924	5.54%	2,350,626,920	5.43%
2023-24	1,112,547,075	21.13%	1,556,020,716	8.65%	2,668,567,791	13.53%
2024-25	1,787,056,404	60.63%	1,832,359,275	17.76%	3,619,415,679	35.63%



STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

STOREY

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
VACANT	2,297	69,003.000	166,390,746	-	(7,770,957)	158,619,789
SINGLE FAMILY RESIDENTIAL	2,049	8,687.000	40,440,364	108,959,549	(4,714,490)	144,685,423
MULTI-FAMILY RESIDENTIAL	70	354.000	2,163,814	4,907,271	(56,020)	7,015,065
COMMERCIAL	174	570.000	11,884,039	37,991,510	(17,416,907)	32,458,642
INDUSTRIAL	153	8,400.000	208,521,814	1,127,526,421	(4,331,826)	1,331,716,409
RURAL	69	78,386.000	19,052,180	60,874,697	(1,388,191)	78,538,686
COMMUNICATION, TRANS, UTILITIES	51	1,439.000	11,723,505	5,596,293	(8,865,965)	8,453,833
MINES	242	848.000	1,338,864	415,265	(7,030)	1,747,099
SPECIAL PURPOSE OR USE	4	43.000	111,017	474,509	(515,362)	70,164
SUB TOTAL	**5,109**	**167,730.000**	**$ 461,626,343**	**$ 1,346,330,250**	**$ (45,059,718)**	**$ 1,762,896,875**
CENTRALLY ASESSED UTILITIES				34,322,700	(10,163,171)	24,159,529
CENTRALLY ASSESSED MINING				0	-	0
PERSONAL PROPERTY LOCAL				0	-	0
NET TOTAL PROPERTY VALUE			**461,626,343**	**1,380,652,950**	**(55,222,889)**	**$ 1,787,056,404**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

STOREY

AGRICULTURAL LAND (60)	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
Intensive Use		-	$ -			
Farmsteads		-	$ -			
Cultivated						
1st Class		-	$ -			
2nd Class		-	$ -			
3rd Class		-	$ -			
4th Class		-	$ -			
Wildhay						
1st Class		-	$ -			
2nd Class		-	$ -			
Pasture						
1st Class		-	$ -			
2nd Class		-	$ -			
3rd Class		-	$ -			
4th Class		-	$ -			
Grazing						
1st Class		-	$ -			
2nd Class		-	$ -			
3rd Class		76,151.250	$ 322,119			
4th Class		-	$ -			
AG USE TOTAL		**76,151.250**	**$ 322,119**			
NON AG USE						
RES/COMM/OTHER		-	-			
AGRICULTURAL LAND TOTAL*	**69**	**76,151.250**	**322,119**	**$ 59,456,996**	**$ -**	**$ 59,779,115**

***Does not include rural land with minor improvements**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

STOREY

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
ALL SECURED REAL PROPERTY	5,109	167,730.000	460,287,479	1,346,330,250	(45,059,718)	1,761,558,011
CENTRALLY ASSESSED UTILITIES				34,322,700	(10,163,171)	24,159,529
CENTRALLY ASSESSED MINING			1,338,864	-	-	1,338,864
TOTAL SECURED REAL PROPERTY			**$ 460,287,479**	**$ 1,380,652,950**	**$ (55,222,889)**	**$ 1,787,056,404**
SECURED PERSONAL PROPERTY				-	-	-
NET TOTAL SECURED					**$ (55,222,889)**	**$ 1,787,056,404**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

STOREY

SECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
Airplanes	-	$ -
Billboards	-	-
Mobile Homes	-	-
Machinery, Equipment & Fixtures	-	-
Farm Machinery	-	-
Mining Equip. (reported from DLGS)	-	-
Other Personal Property	-	-
Subtotal Secured Personal Property	-	-
Total Secured Personal Property Exempt Value		-
TOTAL (LOCALLY ASSESSED)	**-**	**$ -**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

STOREY

SECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	PARCELS	ACRES	EXEMPT VALUE
BLIND	3			$ 15,480
ORPHANS	-			-
SURVIVING SPOUSES	37			63,640
VETERANS	72			247,680
DISABLED VETERANS				
100%	24			784,766
80-99%	7			179,075
60-79%	8			137,600
Surviving Spouse	6			170,600
PATENTED MINING CLAIMS	-			-
POLLUTION CONTROL (except Mining)	-			-
CHURCH		3	0.700	390,773
U.S. PUBLIC DOMAIN		39	17,535.600	5,937,201
U.S. GOVERNMENT		6	1,299.900	185,588
INDIAN		6	450.700	2,239,501
STATE		11	102.600	865,155
STATE FORESTRY		-	-	-
COUNTY		86	433.300	3,746,191
MUNICIPAL		76	705.700	18,841,417
SCHOOL		11	23.000	3,784,749
ALL OTHERS		33	568.300	5,109,819
SUBTOTAL	157	271	21,119.800	$ 45,059,718
UTILITIES				10,163,171
MINING				-
TOTAL SECURED EXEMPTIONS				**$ 55,222,889**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

STOREY

UNSECURED REAL PROPERTY	NUMBER OF ACCOUNTS	NUMBER OF ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	VALUE EXEMPTED	NET ASSESSED VALUE
SUPPLEMENTAL REAL	2	21.000	$ -	$ 498,765	$ -	$ 498,765
POSSESSORY INTERESTS & MINING PROP	2	-	$ -	$ 2,638,519	$ 599,885	$ 2,038,634
INTRACOUNTY PUBLIC UTILITIES	-	-	$ -	$ -	$ -	$ -
OTHER	127	3,627.000	$ -	$ 5,228,610	$ 253,569	$ 4,975,041
SUB TOTAL (LOCALLY ASSESSED)	**131**	**3,648.000**	**$ -**	**$ 8,365,894**	**$ 853,454**	**$ 7,512,440**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

STOREY

UNSECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
AIRPLANES	-	$ -
BILLBOARDS	1	$ 8,921,004
MOBILE HOMES	188	$ 1,468,424
MACHINERY, EQUIPMENT, FIXTURES	600	$ 1,300,675,303
FARM MACHINERY	2	$ 305,781
OTHER	148	$ 528,057,382
SUB TOTAL (LOCALLY ASSESSED)	829	$ 1,839,427,894
CENTRALLY ASSESSED		
UTILITIES (CWIP)	-	$ 909,057
NET PROCEEDS	-	(936,434)
PRIVATE CARLINES	-	41,982
MINING & MILLS		
Mining & Mill Equip	-	6,438,117
GEOTHERMAL IMPROVEMENTS	-	-
SUB TOTAL (CENTRALLY ASSESSED)	-	$ 6,452,721
UNSECURED REAL		
Land		-
Improvements		498,765
Total Unsecured Personal Property Exempt Value		$ (14,020,106)
TOTAL UNSECURED REAL & PERSONAL PROPERTY	**829**	**$ 1,832,359,276**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

STOREY

UNSECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	EXEMPT VALUE
BLIND	-	$ -
ORPHANS	-	-
SURVIVING SPOUSES	3	5,160
VETERANS	4	10,320
DISABLED VETERANS		
100%	1	21,900
80-99%	-	-
60-79%	-	-
Surviving Spouse	-	-
PATENTED MINING CLAIMS	-	-
POLLUTION CONTROL (except Mining)	6	6,486,957
CHURCHES	-	-
U.S. PUBLIC DOMAIN	-	-
U.S. GOVERNMENT	-	-
INDIAN	-	-
STATE	-	-
STATE FORESTRY	-	-
COUNTY	5	47,114
MUNICIPAL	1	51
SCHOOL	-	-
ALL OTHERS	7	10,875,248
SUBTOTAL LOCAL UNSECURED	27	$ 12,979,102
REAL PROPERTY CENTRALLY-ASSESSED		$ 587,873
PERSONAL PROPERTY CENTRALLY-ASSESSED		453,131
TOTAL UNSECURED EXEMPTIONS		**$ 14,020,106**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

WASHOE

SUMMARY

REAL PROPERTY	SECURED		UNSECURED	TOTAL ASSESSED VALUE
Land	$ 11,733,526,380		$ 26,034,913	$ 11,759,561,293
Improvements	20,890,752,439		102,975,819	20,993,728,258
Geothermal	-		52,815,412	52,815,412
Centrally Assessed Utilities	454,964,708		21,689,522	476,654,230
Centrally Assessed Mining	678,237		-	678,237
PERSONAL PROPERTY				
Local	-		1,869,861,165	1,869,861,165
Mining	542,107		42,594,036	43,136,143
Net Proceeds			(6,182,751)	(6,182,751)
Private Carlines			552,164	552,164
TOTAL REAL & PERSONAL PROPERTY	$ 33,080,463,871		$ 2,110,340,280	$ 35,190,804,151
EXEMPTIONS				
Local Assessed (Real & Personal)	(3,486,350,770)	**Local Assessed**	(369,699,495)	(3,856,050,265)
Centrally Assessed Utilities	(25,049,067)	**Centrally Assessed**	(15,571)	(25,064,638)
Centrally Assessed Mining & Geothermal	(59,241)	**Personal Property**	(76,794)	(136,035)
TOTAL EXEMPTIONS	**$ (3,511,459,078)**		**$ (369,791,860)**	**$ (3,881,250,938)**
NET TOTAL PROPERTY VALUE	**$ 29,569,004,793**		**$ 1,740,548,420**	**$ 31,309,553,213**

TOTAL NUMBER OF PARCELS	**191,057**
TOTAL ACRES	**3,976,703.522**

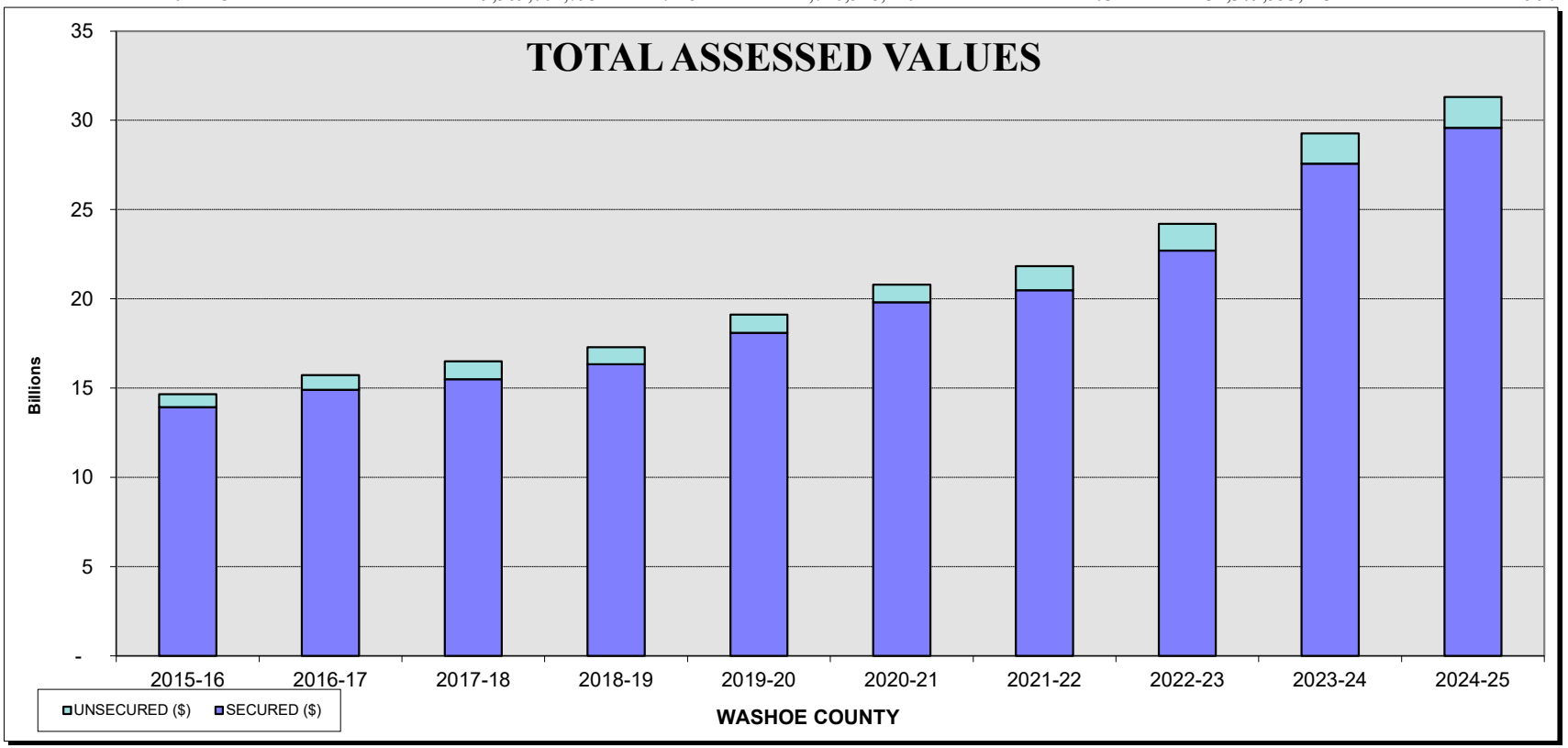
STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

WASHOE

TEN YEAR COMPARISON

YEAR	SECURED ($)	PERCENT CHANGE	UNSECURED ($)	PERCENT CHANGE	TOTAL ASSESSED VALUE ($)	PERCENT CHANGE
1O YEAR AVERAGE CHANGE		8.84%		10.80%		8.90%
2015-16	13,926,014,002		725,607,046		14,651,621,048	
2016-17	14,895,878,407	6.96%	828,642,315	14.20%	15,724,520,722	7.32%
2017-18	15,502,311,287	4.07%	989,593,680	19.42%	16,491,904,967	4.88%
2018-19	16,341,063,786	5.41%	951,275,139	-3.87%	17,292,338,925	4.85%
2019-20	18,100,890,535	10.77%	1,014,487,716	6.65%	19,115,378,251	10.54%
2020-21	19,798,414,694	9.38%	991,632,168	-2.25%	20,790,046,862	8.76%
2021-22	20,476,714,546	3.43%	1,350,786,674	36.22%	21,827,501,220	4.99%
2022-23	22,706,607,800	10.89%	1,489,441,961	10.26%	24,196,049,761	10.85%
2023-24	27,563,384,620	21.39%	1,705,861,285	14.53%	29,269,245,905	20.97%
2024-25	29,569,004,793	7.28%	1,740,548,420	2.03%	31,309,553,213	6.97%



STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

WASHOE

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
VACANT	16,858	3,549,700.986	1,398,317,802	35,490,973	(646,429,075)	787,379,700
SINGLE FAMILY RESIDENTIAL	159,645	137,354.362	7,527,550,309	12,468,780,554	(86,848,769)	19,909,482,094
MULTI-FAMILY RESIDENTIAL	4,487	5,995.140	766,768,189	1,740,275,573	(359,322,778)	2,147,720,984
COMMERCIAL	5,507	42,471.670	1,235,533,417	4,205,544,409	(1,855,764,346)	3,585,313,480
INDUSTRIAL	2,328	32,000.725	693,826,909	1,988,370,568	(181,228,133)	2,500,969,344
RURAL	1,082	189,151.175	12,720,372	23,683,052	(439,275)	35,964,149
COMMUNICATION, TRANS, UTILITIES	359	4,593.072	26,474,433	83,701,804	(100,521,714)	9,654,523
MINES	162	8,298.584	7,132,445	4,913,852	(754,094)	11,292,203
SPECIAL PURPOSE OR USE	629	7,137.808	65,202,504	344,905,506	(255,796,680)	154,311,330
SUB TOTAL	**191,057**	**3,976,703.522**	**$ 11,733,526,380**	**$ 20,890,752,439**	**$ (3,486,350,770)**	**$ 29,137,928,049**
CENTRALLY ASESSED UTILITIES				454,964,708	(25,049,067)	429,915,641
CENTRALLY ASSESSED MINING				1,220,344	(59,241)	1,161,103
PERSONAL PROPERTY LOCAL				0	-	0
NET TOTAL PROPERTY VALUE			**11,733,526,380**	**21,346,937,491**	**(3,511,459,078)**	**$ 29,569,004,793**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

WASHOE

AGRICULTURAL LAND (60)	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
Intensive Use		186.914	$ 71,345			
Farmsteads		297.476	$ 7,171,927			
Cultivated						
1st Class		3,174.661	$ 969,897			
2nd Class		3,076.381	$ 724,255			
3rd Class		951.200	$ 161,466			
4th Class		784.458	$ 67,586			
Wildhay						
1st Class		2,540.823	$ 534,545			
2nd Class		607.000	$ 96,361			
Pasture						
1st Class		1,227.316	$ 361,656			
2nd Class		1,865.880	$ 214,576			
3rd Class		2,993.467	$ 301,511			
4th Class		3,313.610	$ 169,583			
Grazing						
1st Class		10,069.192	$ 114,871			
2nd Class		45,507.143	$ 283,738			
3rd Class		98,197.733	$ 417,009			
4th Class		13,165.444	$ 28,042			
AG USE TOTAL		**187,958.698**	**$ 11,688,368**			
NON AG USE						
RES/COMM/OTHER		212.597	1,120,741.000			
AGRICULTURAL LAND TOTAL*	**1,082**	**188,171.295**	**12,809,109**	**$ 5,791,297**	**$ 82,212**	**$ 18,518,194**

***Does not include rural land with minor improvements**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

WASHOE

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
ALL SECURED REAL PROPERTY	191,057	3,976,703.522	11,726,393,935	20,890,752,439	(3,486,350,770)	29,130,795,604
CENTRALLY ASSESSED UTILITIES				454,964,708	(25,049,067)	429,915,641
CENTRALLY ASSESSED MINING			7,132,445	1,220,344	(59,241)	8,293,548
TOTAL SECURED REAL PROPERTY			**$ 11,726,393,935**	**$ 21,346,937,491**	**$ (3,511,459,078)**	**$ 29,569,004,793**
SECURED PERSONAL PROPERTY				-	-	-
NET TOTAL SECURED					**$ (3,511,459,078)**	**$ 29,569,004,793**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

WASHOE

SECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
Airplanes	-	$ -
Billboards	-	-
Mobile Homes	-	-
Machinery, Equipment & Fixtures	-	-
Farm Machinery	-	-
Mining Equip. (reported from DLGS)	1	459,115
Other Personal Property	-	-
Subtotal Secured Personal Property	1	459,115
Total Secured Personal Property Exempt Value		-
TOTAL (LOCALLY ASSESSED)	**1**	**$ 459,115**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

WASHOE

SECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	PARCELS	ACRES	EXEMPT VALUE
BLIND	36			$ 185,760
ORPHANS	-			-
SURVIVING SPOUSES	1,578			2,479,380
VETERANS	3,124			10,735,585
DISABLED VETERANS				
100%	1,004			30,258,996
80-99%	374			8,381,832
60-79%	268			4,232,440
Surviving Spouse	210			6,285,017
PATENTED MINING CLAIMS	21			388,540
POLLUTION CONTROL (except Mining)	-			-
CHURCH		263	1,833.226	152,998,707
U.S. PUBLIC DOMAIN		1,492	2,873,186.491	450,274,332
U.S. GOVERNMENT		547	114,882.479	73,614,846
INDIAN		168	339,832.677	65,843,566
STATE		639	23,165.465	896,442,057
STATE FORESTRY		1	3.006	55,125
COUNTY		549	16,680.906	296,456,240
MUNICIPAL		1,326	7,591.040	379,401,883
SCHOOL		160	1,733.728	373,828,580
ALL OTHERS		548	6,018.502	734,639,147
SUBTOTAL	6,615	5,693	3,384,927.520	$ 3,486,350,770
UTILITIES				25,049,067
MINING				-
TOTAL SECURED EXEMPTIONS				**$ 3,511,459,078**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

WASHOE

UNSECURED REAL PROPERTY	NUMBER OF ACCOUNTS	NUMBER OF ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	VALUE EXEMPTED	NET ASSESSED VALUE
SUPPLEMENTAL REAL	223	1,526.386	$ 22,990,305	$ 102,975,819	$ 2,680,120	$ 123,286,004
POSSESSORY INTERESTS & MINING PROP	62	-	$ 2,892,577	$ 27,329,990	$ 3,158,201	$ 27,064,366
INTRACOUNTY PUBLIC UTILITIES	-	-	$ -	$ -	$ -	$ -
OTHER	35	-	$ 152,031	$ 1,254,287	$ 503,110	$ 903,208
SUB TOTAL (LOCALLY ASSESSED)	**320**	**1,526.386**	**$ 26,034,913**	**$ 131,560,096**	**$ 6,341,431**	**$ 151,253,578**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

WASHOE

UNSECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
AIRPLANES	512	$ 81,681,766
BILLBOARDS	37	$ 3,990,274
MOBILE HOMES	8,305	$ 45,380,120
MACHINERY, EQUIPMENT, FIXTURES	19,091	$ 1,319,283,538
FARM MACHINERY	16	$ 154,529
OTHER	442	$ 419,370,938
SUB TOTAL (LOCALLY ASSESSED)	28,403	$ 1,869,861,165
CENTRALLY ASSESSED		
UTILITIES (CWIP)	-	$ 21,689,522
NET PROCEEDS	-	(6,182,751)
PRIVATE CARLINES	-	552,164
MINING & MILLS		
Mining & Mill Equip	-	42,594,036
GEOTHERMAL IMPROVEMENTS	-	52,815,412
SUB TOTAL (CENTRALLY ASSESSED)	-	$ 111,468,382
UNSECURED REAL		
Land		26,034,913
Improvements		102,975,819
Total Unsecured Personal Property Exempt Value		$ (369,791,860)
TOTAL UNSECURED REAL & PERSONAL PROPERTY	**28,403**	**$ 1,740,548,420**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

WASHOE

UNSECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	EXEMPT VALUE
BLIND	-	$ -
ORPHANS	-	-
SURVIVING SPOUSES	56	93,448
VETERANS	51	140,893
DISABLED VETERANS		
100%	10	127,049
80-99%	8	37,853
60-79%	3	6,142
Surviving Spouse	9	75,450
PATENTED MINING CLAIMS	-	-
POLLUTION CONTROL (except Mining)	2	85,675
CHURCHES	92	1,556,405
U.S. PUBLIC DOMAIN	-	-
U.S. GOVERNMENT	1	511
INDIAN	94	863,684
STATE	12	904,391
STATE FORESTRY	-	-
COUNTY	26	4,973,591
MUNICIPAL	13	541,888
SCHOOL	12	283,973
ALL OTHERS	3,146	37,576,381
SUBTOTAL LOCAL UNSECURED	3,537	$ 369,699,495
REAL PROPERTY CENTRALLY-ASSESSED		$ 47,311
PERSONAL PROPERTY CENTRALLY-ASSESSED		45,054
TOTAL UNSECURED EXEMPTIONS		**$ 369,791,860**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

WHITE PINE

SUMMARY

REAL PROPERTY	SECURED	UNSECURED	TOTAL ASSESSED VALUE
Land	$ 617,002,235	$ -	$ 617,002,235
Improvements	289,649,128	-	289,649,128
Geothermal	-	-	-
Centrally Assessed Utilities	68,676,188	1,190,446	69,866,634
Centrally Assessed Mining	84,814,488	102,626,748	187,441,236
PERSONAL PROPERTY			
Local	9,824,451	10,697,088	20,521,539
Mining	33,420,053	64,005,359	97,425,412
Net Proceeds		19,979,050	19,979,050
Private Carlines		-	-
TOTAL REAL & PERSONAL PROPERTY	$ 1,103,386,543	$ 198,498,691	$ 1,301,885,234
EXEMPTIONS			
Local Assessed (Real & Personal)	(652,548,202)	**Local Assessed** (89,188)	(652,637,390)
Centrally Assessed Utilities	(2,715,331)	**Centrally Assessed** -	(2,715,331)
Centrally Assessed Mining & Geothermal	(20,464,020)	**Personal Property** (13,776,316)	(34,240,336)
TOTAL EXEMPTIONS	**$ (675,727,553)**	**$ (13,865,504)**	**$ (689,593,057)**
NET TOTAL PROPERTY VALUE	**$ 427,658,990**	**$ 184,633,187**	**$ 612,292,177**

TOTAL NUMBER OF PARCELS	**8,895**
TOTAL ACRES	**5,641,311.000**

Note: White Pine county experiences substantial fluctuations in valuation due to mining activity within the County. Mining properties are the largest contributors to overall assessed valuation and have great influence on value changes from year to year.

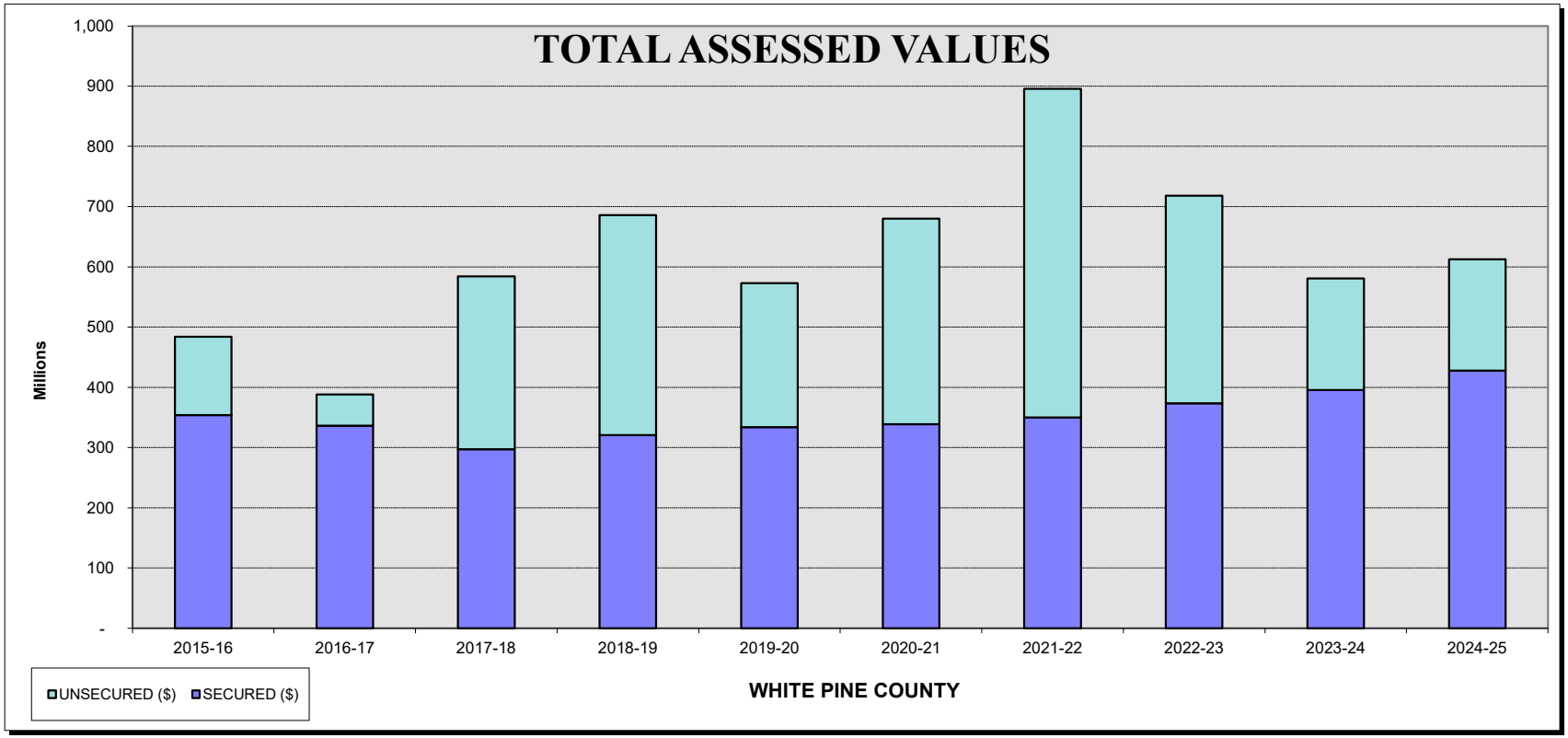
STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

WHITE PINE

TEN YEAR COMPARISON

YEAR	SECURED ($)	PERCENT CHANGE	UNSECURED ($)	PERCENT CHANGE	TOTAL ASSESSED VALUE ($)	PERCENT CHANGE
1O YEAR AVERAGE CHANGE		2.32%		45.15%		5.39%
2015-16	354,110,048		129,744,327		483,854,375	
2016-17	336,332,583	-5.02%	51,744,776	-60.12%	388,077,359	-19.79%
2017-18	297,183,472	-11.64%	287,016,979	454.68%	584,200,451	50.54%
2018-19	320,779,792	7.94%	365,057,528	27.19%	685,837,320	17.40%
2019-20	333,652,277	4.01%	239,181,480	-34.48%	572,833,757	-16.48%
2020-21	338,672,526	1.50%	341,363,167	42.72%	680,035,693	18.71%
2021-22	349,880,035	3.31%	545,660,303	59.85%	895,540,338	31.69%
2022-23	373,511,424	6.75%	344,661,000	-36.84%	718,172,424	-19.81%
2023-24	395,463,092	5.88%	185,476,909	-46.19%	580,940,001	-19.11%
2024-25	427,658,990	8.14%	184,633,187	-0.45%	612,292,177	5.40%



STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

WHITE PINE

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
VACANT	1,842	4,612,489.000	480,773,315	-	(469,010,234)	11,763,081
SINGLE FAMILY RESIDENTIAL	4,062	311,338.000	54,502,078	110,427,381	(37,595,877)	127,333,582
MULTI-FAMILY RESIDENTIAL	186	5,048.000	2,811,453	10,738,799	(2,329,741)	11,220,511
COMMERCIAL	464	164,859.000	26,276,357	99,703,970	(54,754,909)	71,225,418
INDUSTRIAL	90	17,925.000	2,898,065	40,777,753	(39,056,719)	4,619,099
RURAL	1,013	166,542.000	11,524,882	19,522,780	(4,122,415)	26,925,247
COMMUNICATION, TRANS, UTILITIES	36	119,270.000	12,530,333	3,467,323	(15,987,059)	10,597
MINES	1,156	18,891.000	746,290	108,793,261	(26,221,097)	83,318,454
SPECIAL PURPOSE OR USE	46	224,949.000	24,939,462	5,011,122	(29,351,740)	598,844
SUB TOTAL	**8,895**	**5,641,311.000**	**$ 617,002,235**	**$ 289,649,128**	**$ (652,208,694)**	**$ 254,442,669**
CENTRALLY ASESSED UTILITIES				68,676,188	(2,715,331)	65,960,857
CENTRALLY ASSESSED MINING				118,234,541	(20,464,020)	97,770,521
PERSONAL PROPERTY LOCAL				9,824,451	(339,508)	9,484,943
NET TOTAL PROPERTY VALUE			**617,002,235**	**486,384,308**	**(675,727,553)**	**$ 427,658,990**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

WHITE PINE

AGRICULTURAL LAND (60)	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
Intensive Use		-	$ -			
Farmsteads		965.131	$ 178,287			
Cultivated						
1st Class		-	$ -			
2nd Class		24,643.040	$ 5,852,740			
3rd Class		2,699.870	$ 458,305			
4th Class		370.340	$ 43,977			
Wildhay						
1st Class		625.843	$ 132,521			
2nd Class		1,331.000	$ 211,297			
Pasture						
1st Class		8,012.460	$ 1,207,881			
2nd Class		15,047.640	$ 1,730,477			
3rd Class		7,453.600	$ 728,591			
4th Class		1,647.880	$ 79,921			
Grazing						
1st Class		3,301.000	$ 38,855			
2nd Class		19,026.571	$ 115,681			
3rd Class		82,248.549	$ 347,882			
4th Class		682.430	$ 1,439			
AG USE TOTAL		**168,055.354**	**$ 11,127,854**			
NON AG USE						
RES/COMM/OTHER		232.200	316,699.000			
AGRICULTURAL LAND TOTAL*	**1,013**	**168,287.554**	**11,444,553**	**$ 19,251,793**	**$ 3,851,781**	**$ 26,844,565**

***Does not include rural land with minor improvements**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

WHITE PINE

SECURED REAL PROPERTY	PARCELS	ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	EXEMPT VALUE	NET ASSESSED VALUE
ALL SECURED REAL PROPERTY	8,895	5,641,311.000	616,255,945	289,649,128	(652,208,694)	253,696,379
CENTRALLY ASSESSED UTILITIES				68,676,188	(2,715,331)	65,960,857
CENTRALLY ASSESSED MINING			746,290	118,234,541	(20,464,020)	98,516,811
TOTAL SECURED REAL PROPERTY			**$ 617,002,235**	**$ 476,559,857**	**$ (675,388,045)**	**$ 418,174,047**
SECURED PERSONAL PROPERTY				9,824,451	(339,508)	9,484,943
NET TOTAL SECURED					**$ (675,727,553)**	**$ 427,658,990**

53,255,468.00

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

WHITE PINE

SECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
Airplanes	-	$ -
Billboards	-	-
Mobile Homes	522	4,161,681
Machinery, Equipment & Fixtures	169	5,662,770
Farm Machinery	-	-
Mining Equip. (reported from DLGS)	1	29,920,879
Other Personal Property	-	-
Subtotal Secured Personal Property	641	39,745,330
Total Secured Personal Property Exempt Value		(5,928,486)
TOTAL (LOCALLY ASSESSED)	**641**	**$ 33,816,844**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

WHITE PINE

SECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	PARCELS	ACRES	EXEMPT VALUE
BLIND	2			$ 10,320
ORPHANS	-			-
SURVIVING SPOUSES	105			180,600
VETERANS	108			384,390
DISABLED VETERANS				
100%	8			169,545
80-99%	6			129,000
60-79%	5			64,500
Surviving Spouse	3			63,038
PATENTED MINING CLAIMS	559			278,995
POLLUTION CONTROL (except Mining)	-			-
CHURCH		26	352.100	4,518,807
U.S. PUBLIC DOMAIN		482	5,211,269.700	532,224,269
U.S. GOVERNMENT		35	130,116.700	16,683,774
INDIAN		132	73,925.000	13,064,707
STATE		102	24,829.100	38,707,937
STATE FORESTRY		-	-	-
COUNTY		139	11,517.300	17,754,163
MUNICIPAL		157	23,869.300	7,921,056
SCHOOL		44	1,322.500	15,224,877
ALL OTHERS		111	368.100	2,527,686
SUBTOTAL	796	1,228	5,477,569.800	$ 652,548,202
UTILITIES				2,715,331
MINING				17,425,753
TOTAL SECURED EXEMPTIONS				**$ 675,727,553**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

WHITE PINE

UNSECURED REAL PROPERTY	NUMBER OF ACCOUNTS	NUMBER OF ACRES	ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	VALUE EXEMPTED	NET ASSESSED VALUE
SUPPLEMENTAL REAL	-	-	$ -	$ -	$ -	$ -
POSSESSORY INTERESTS & MINING PROP	-	-	$ -	$ -	$ -	$ -
INTRACOUNTY PUBLIC UTILITIES	-	-	$ -	$ -	$ -	$ -
OTHER	148	3,665.000	$ -	$ 251,134	$ 317	$ 250,817
SUB TOTAL (LOCALLY ASSESSED)	**148**	**3,665.000**	**$ -**	**$ 251,134**	**$ 317**	**$ 250,817**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

WHITE PINE

UNSECURED PERSONAL PROPERTY	NUMBER OF ASSESSMENTS	ASSESSED VALUE
AIRPLANES	18	$ 979,010
BILLBOARDS	1	$ 411,806
MOBILE HOMES	221	$ 1,294,402
MACHINERY, EQUIPMENT, FIXTURES	392	$ 7,945,257
FARM MACHINERY	-	$ -
OTHER	1	$ 66,613
SUB TOTAL (LOCALLY ASSESSED)	612	$ 10,697,088
CENTRALLY ASSESSED		
UTILITIES (CWIP)	-	$ 1,190,446
NET PROCEEDS	-	19,979,050
PRIVATE CARLINES	-	-
MINING & MILLS		
Mining & Mill Equip	-	166,632,106
GEOTHERMAL IMPROVEMENTS	-	-
SUB TOTAL (CENTRALLY ASSESSED)	-	$ 187,801,601
UNSECURED REAL		
Land		-
Improvements		-
Total Unsecured Personal Property Exempt Value		$ (13,865,504)
TOTAL UNSECURED REAL & PERSONAL PROPERTY	**612**	**$ 184,633,186**

STATISTICAL ANALYSIS OF THE ROLL

FISCAL YEAR 2024-2025

WHITE PINE

UNSECURED EXEMPTIONS	NUMBER OF ASSESSMENTS	EXEMPT VALUE
BLIND	-	$ -
ORPHANS	-	-
SURVIVING SPOUSES	5	10,320
VETERANS	2	5,160
DISABLED VETERANS		
100%	-	-
80-99%	-	-
60-79%	-	-
Surviving Spouse	-	-
PATENTED MINING CLAIMS	-	-
POLLUTION CONTROL (except Mining)	-	-
CHURCHES	1	6,076
U.S. PUBLIC DOMAIN	2	50,711
U.S. GOVERNMENT	-	-
INDIAN	2	11,477
STATE	1	12,508
STATE FORESTRY	-	-
COUNTY	1	4,463
MUNICIPAL	1	2,959
SCHOOL	-	-
ALL OTHERS	3	8,442
SUBTOTAL LOCAL UNSECURED	16	$ 89,188
REAL PROPERTY CENTRALLY-ASSESSED		$ 10,637,164
PERSONAL PROPERTY CENTRALLY-ASSESSED		3,139,152
TOTAL UNSECURED EXEMPTIONS		**$ 13,865,504**

ITEM VI. 4 - 2026-2027 AGRICULTURAL BULLETIN & GOLF TABLES

STATE OF NEVADA

DEPARTMENT OF TAXATION

MAIN OFFICE
3850 Arrowhead Drive
Carson City, Nevada 89706

JOE LOMBARDO
Governor

GEORGE KELESIS
Chair, Nevada Tax Commission

SHELLIE HUGHES
Executive Director

May 22, 2025

To: All Assessors

Re: Ag Bulletin

NEVADA TAX COMMISSION
NOTICE OF DECISION

The matter of the Bulletin 215 – 2026-2027 Agricultural Land Values and Open Space Property Procedures to assess the taxable value of the land that falls into subject categories, came before the Nevada Tax Commission (the "Commission") for consideration on May 7, 2025, after due notice to each County Assessor. This matter came before the Commission for approval.

DECISION

The Commission, having considered all evidence and testimony pertaining to the matter, hereby adopts the Bulletin 215 – 2026-2027 Agricultural Values and Open Space Property Procedures as reported by the Department for use by the County Assessors pursuant to NRS 361.325(1) and NRS 361A.225(2).

FOR THE COMMISSION:

SHELLIE HUGHES
Executive Director
Nevada Department of Taxation

cc: Cheryl Erskine, Coordinator of Assessment Standards

May 22, 2025

CERTIFICATE OF SERVICE

I hereby certify that on the 20, May, 2025 that I have this day served the foregoing document upon all parties as listed below by emailing a copy thereof:

Carson City Assessor's Office – Kimberly Adams, kadams@carson.org
Churchill County Assessor's Office – Denise Mondhink-Felton, denise.felton@churchillcountynv.gov
Clark County Assessor's Office – Briana Johnson, bap@clarkcountynv.gov
Douglas County Assessor's Office – Trent Tholen, ttholen@douglasnv.us
Elko County Assessor's Office – Janet Iribarne, jiribarne@elkocountynv.net
Esmeralda County Assessor's Office – Kathleen Keyes, kkeyes@esmeraldacountynv.gov
Eureka County Assessor's Office – Mike Mears, mmears@eurekacountynv.gov
Humboldt County Assessor's Office – Andy Heiser, andy.heiser@humboldtcountynv.gov
Lander County Assessor's Office – Lura Duvall, assessor@landercountynv.org
Lincoln County Assessor's Office – Cydney Dwire, cdwire@lincolnnv.com
Lyon County Assessor's Office – Troy Villines, tvillines@lyon-county.org
Mineral County Assessor's Office – Kevin Chisum, assessor@mineralcountynv.org
Nye County Assessor's Office – Sheree Stringer, sstringer@nyecountynv.gov
Pershing County Assessor's Office – Laureen Basso-Cerini, lcerini@pershingcountynv.gov
Storey County Assessor's Office – Jana Seddon, jseddon@storeycounty.org
Washoe County Assessor's Office – Chris Sarman, csarman@washoecounty.gov
White Pine Assessor's Office – Burton Hilton, bhilton@whitepinecountynv.gov

Hector Sepulveda
Administrative Assistant IV
Nevada Department of Taxation

NEVADA TAX COMMISSION
May 7, 2025

TOPIC:
Approval of Bulletin 215, 2026-2027 Agricultural Land Values and Open Space Property Procedures

AUTHORITY:
Nevada Revised Statutes 361.325 (1)(b), provides that the Nevada Tax Commission will classify land and fix and establish the valuation thereof for assessment purposes. NRS 361A.140 provides that the Tax Commission shall define the classifications of agricultural real property and determine the valuations for each classification on the basis provided in NRS 361.325. NAC 361A.180 provides the methodology to be used to determine the value of lands designated for agricultural use.

RECOMMENDATION:
The Department recommends the Nevada Tax Commission adopt the 2026-2027 Agricultural Land Values and Open Space Property Procedures, Bulletin #215

EXPLANATION:
The Agricultural Land Values and Open Space Property Procedures are reviewed annually by the staff at the Division of Excise & Local Government Services and the instructions are updated each year. The bulletin is used to assess the taxable value of land falling into the subject categories.

The permanent regulations governing valuation of open-space golf courses adopted by the Commission, effective October 31, 2007, are included in the Bulletin. Because the regulations require the CPI to be calculated from July 1st each year, this bulletin cannot be updated for golf course open space until after the July CPI is obtained. The Commission may expect to consider a supplement to this bulletin for golf courses in September or October.

APPLICABLE STATUTES AND/OR REGULATIONS:
NRS 361.325(1)(b)
NRS 361A.140
NRS361.325
NAC 361A.180

Executive Summary of Changes

The following table lists changes from the last approved publication to the current year's publication being presented for approval:

Page	Last Publication		Current Publication	
3	Valuation Methodology, Paragraph 3 – The survey was sent to 838 agricultural classified properties… returned…107 or 13% of the total sample provided		Valuation Methodology, Paragraph 3 – The survey was sent to 650 agricultural classified properties… returned…127 or 19.5% of the total sample provided	
6	Intensive Use	$377.00	**Intensive Use**	**$352.00**
	Cultivated 1st Class	$292.50	**Cultivated 1st Class**	**$273.25**
	Cultivated 2nd Class	$227.50	**Cultivated 2nd Class**	**$212.50**
	Cultivated 3rd Class	$162.50	**Cultivated 3rd Class**	**$151.75**
	Cultivated 4th Class	$113.75	**Cultivated 4th Class**	**$106.25**
	Native Meadow 1st Class	$198.75	**Native Meadow 1st Class**	**$186.50**
	Native Meadow 2nd Class	$149.00	**Native Meadow 2nd Class**	**$139.75**
	Pasture 1st Class	$150.75	**Pasture 1st Class**	**$176.25**
	Pasture 2nd Class	$115.00	**Pasture 2nd Class**	**$134.00**
	Pasture 3rd Class	$97.75	**Pasture 3rd Class**	**$114.00**
	Pasture 4th Class	$48.50	**Pasture 4th Class**	**$58.00**
	Grazing 1st Class	$11.46	**Grazing 1st Class**	**$11.77**
	Grazing 2nd Class	$5.93	**Grazing 2nd Class**	**$6.09**
	Grazing 3rd Class	$4.13	**Grazing 3rd Class**	**$4.23**
	Grazing 4th Class	$2.06	**Grazing 4th Class**	**$2.11**
9-15	Valuations & Calculations for each class listed above		Valuations & Calculations for each class listed above	
19	Nevada Agricultural Statistics Service values 2023		Nevada Agricultural Statistics Service values 2024	

NEVADA DEPARTMENT OF TAXATION

Division of Excise & Local Government Services

2026-2027
AGRICULTURAL LAND VALUES
OPEN SPACE PROPERTY
PROCEDURES

BULLETIN NO. 215

Bulletin No. 215

2026-2027
Agricultural Land Values
Open Space Property Procedures

Department of Taxation
Division of Excise & Local Government Services
3850 Arrowhead Dr., 2nd Floor
Carson City, NV 89706
Phone 775.684.2100 ● Fax 775.684.2020

CONTENTS

BULLETIN NO. 215

AGRICULTURAL LAND VALUES 1

AUTHORITY 1

CLASSIFICATION DEFINITIONS 1

INTENSIVE USE LAND 1

CULTIVATED LAND 1

NATIVE MEADOW LAND OR WILD HAY LAND 2

PASTURELAND 2

GRAZING LAND 2

FARMSTEAD 3

VALUATION METHODOLOGY 3

PROCEDURES 4

AGRICULTURAL LAND CALCULATIONS SECTION 5

SUMMARY OF PROPOSED AGRICULTURAL LAND VALUES 6

ASSESSMENT OF OPEN-SPACE REAL PROPERTY 15

PROCEDURES 15

VALUATION METHODOLOGY 16

APPENDICES 17

APPENDIX I: 2025 NEVADA AGRICULTURAL STATISTICS 18

APPENDIX II: FEED REQUIREMENT CHART, ANIMALS PER ACRE PER YEAR 19

APPENDIX II: FEED REQUIREMENT CHART, ACRES PER ANIMAL PER YEAR 20

APPENDIX III: NEVADA ADMINISTRATIVE CODE 21

2026-2027
Agricultural Land Values

Authority
This bulletin is intended to fulfill the requirements of NRS 361A.140 and NRS 361.325 (1)(b).

NRS 361A.140 requires the Nevada Tax Commission to:

(a) Define the classifications of agricultural real property.
(b) Determine the valuations for each classification on the basis provided in NRS 361.325.
(c) Determine the value of land covered by a residence or necessary to support the residence in the same manner as other real property pursuant to NRS 361.227, and
(d) Prepare a bulletin listing all classifications and values thereof for the following assessment year.

NRS 361.325 (1)(b) requires the Nevada Tax Commission to classify land and fix and establish the valuation thereof for assessment purposes. The classification of agricultural land must be made based on crop, timber, or forage production, either in tons of crops per acre, board feet or other unit, or animal unit months of forage.

Classification Definitions
Land devoted to agriculture is categorized under the following classifications:

Intensive Use Land

The agricultural pursuits do not depend on the quality of the soil for production. Examples include poultry ranches, fish farms, rabbit raising operations, cattle feed lots, hydroponic operations, some marijuana growing facilities and other possible agricultural operations whose products do not grow out of the soil but whose operations are carried out entirely on the soil.

Cultivated Land

Land developed for agricultural use and is no longer in its natural condition.

First Class Cultivated Land: Land that produces, during an average year, 4 or more tons of alfalfa hay or 1-½ tons or more of small grains per acre or the equivalent of other feeds for livestock.

Second Class Cultivated Land: Land that produces, during an average year, 3 or more but less than 4 tons of alfalfa hay, or 1 ton but less than 1-½ tons of small grains per acre or the equivalent of other feeds for livestock.

Third Class Cultivated Land: Land that produces, during an average year, 2 to 3 tons of alfalfa hay, or ½ to 1-ton of small grains per acre or the equivalent of other feeds for livestock.

Fourth Class Cultivated Land: Land that produces, during an average year, 1-½ to 2 tons of alfalfa hay or ½-ton of small grains per acre or the equivalent of other feeds for livestock.

Native Meadow Land or Wild Hay Land

Native Meadow Land (Wild Hay Land) is irrigated by streams or rivers and has not been cultivated but will yield enough native Wild Hay growth to afford at least one hay cutting each season with average or better than average precipitation.

First Class Native Meadow or Wild Hay Land: Land that produces, during an average year, 1 or more tons of hay per acre.

Second Class Native Meadow or Wild Hay Land: Land that produces, during an average year, ½ ton or more but less than 1 ton of hay per acre.

Pastureland

Pasturelands are not "harvested and stored" as with Wild Hay Lands; therefore, the value of Pastureland is measured by "Carrying Capacity" per acre.

First Class Pasture: During an average year, this land produces enough feed per acre for 4 grown cattle (4 animal units per month).

Second Class Pasture: During an average year, this land produces enough feed per acre for 3 to 4 grown cattle (3.5 animal units per month).

Third Class Pasture: During an average year, this land produces enough feed per acre for 2 to 3 grown cattle (2.5 animal units per month).

Fourth Class Pasture: During an average year, this land produces enough feed per acre for 1 to 2 grown cattle (1.5 animal units per month).

Grazing Land

Grazing land usually lacks irrigation and has a lower carrying capacity per acre than pastureland. It is commonly identified as "range land", either open or fenced. It also may be land found within the fenced boundaries of the farm or ranch that does not meet the definition of the previous classifications.

First Class Grazing: During an average year, this land produces enough feed on 4 acres or less for 1 grown cow (1/4 up to 1 animal unit per month).

Second Class Grazing: During an average year, this land produces enough feed on 4 to 6 acres for 1 grown cow (1/4 up to 1/6 animal units per month).

Third Class Grazing: During an average year, this land produces enough feed on 6 to 12 acres for 1 grown cow (1/6 up to 1/12 animal units per month).

Fourth Class Grazing: During an average year, this land produces enough feed on 12 acres or more for 1 grown cow (1/12 or less animal units per month). Such land is barren or rocky.

Farmstead

The value of the land in the farmstead area covered by a residence or necessary to support a residence is computed as taxable value pursuant to NRS 361.227. Any remaining farmstead area of an agricultural property that is part of the operation is valued by applying the same value as the highest land classification used for that operation.

Valuation Methodology

The methods used to determine the value of agricultural land are defined in the Nevada Administrative Code (NAC) Chapter 361A.180. The Nevada Tax Commission adopted revised permanent regulations that became effective on December 4, 2003.

NAC 361A.180(2) calls for the application of a capitalized earnings approach, whereby an estimated income stream is capitalized into an estimate of value. There are two major components to the capitalized earnings approach. First, an income stream is developed from information obtained from an annual survey of agricultural producers throughout the state.

The survey was sent to 650 agricultural classified properties requesting 2024 hay sales data and rental data. Of the surveys returned, 33 were returned with no information provided, had sold, or for various reasons, provided by the operator, were deleted from the database; 127 or 19.5% of the total sample provided information relating to the price per ton of alfalfa hay and estimated tonnage produced as well as information regarding wild or other hay, watered pasture rental prices per AUM, and grazing rental prices per AUM. The data is analyzed, and abnormal replies or extreme statistical outliers are discarded. A five-year average, using the mean, is then calculated pursuant to the requirements of NAC 361A.180. The resulting weighted averages are used to develop a normalized estimate of typical gross revenues for alfalfa hay, pasture, and grazing lands. The information is then compared to statistics developed by the Nevada Agricultural Statistics Service (NASS) to verify reasonableness. The NASS develops average price-per-month for alfalfa hay. The NASS data may be found in the Appendix.

Estimated expenses are then deducted from the normalized gross revenue for each category. Currently, the Department estimates 91.25% of gross income represents expenses for cultivated land; and 70% of

gross income represents expenses for native meadow or wild hay land. The estimate was the result of considerable testimony and debate before the Commission in the 1980's. The estimate of expenses was set by the Commission to represent typical costs of typical farm and ranch operations.

The Department has also carried forward a 10.25% capitalization rate established by the Commission.

Procedures

Procedures for the administration of the assessment of agricultural lands may be found in NAC Chapter 361A. For instance, real property owners may apply for an agricultural use assessment on real property qualifying as agricultural land. To qualify, the lands must meet the requirements of NRS 361A.020-361A.030, and NAC Chapter 361A. Pursuant to NAC 361A.025, county assessors determine the eligibility of agricultural use applications for properties of 20 acres or more and the Division of Excise & Local Government Services in the Department of Taxation, reviews those applications of less than 20 acres. Applications must be on forms approved by the Tax Commission, pursuant to NAC 361A.100.

To properly classify agricultural real property according to the descriptions in this Bulletin, assessors should inspect the property and gather information from the property owners and managers, agricultural extension agents, university agronomists, and other agricultural land specialists. The assessor should evaluate soil line and topographical maps, and consider the land's carrying capacity, water availability, soil type and condition pursuant to the requirements of NAC361A.150. During extended drought cycles, it may be necessary to re-evaluate classifications because of lack of water availability.

Pursuant to NRS 361A.130, assessors must maintain records of agricultural use assessments and make those records available to any person upon request. They must notify property owners of their agricultural use assessments in the same manner used to notify property owners of their taxable value assessments. The notice must contain the following statement: **Deferred taxes will become due on this parcel if it is converted to a higher use.**

BULLETIN NO. 215

AGRICULTURAL LAND VALUES
OPEN SPACE PROPERTY PROCEDURES

AGRICULTURAL LAND CALCULATIONS

Nevada Department of Taxation

Summary of Agricultural Land Values and Comparison of 2022-23 through 2026-2027

Land Classification	PROPOSED 2026-27	ADOPTED 2025-26	ADOPTED 2024-25	ADOPTED 2023-24	ADOPTED 2022-23	% Change 2025-26 2026-27	% Change 2024-25 2025-26	% Change 2023-24 2024-25	% Change 2022-23 2023-24
Intensive Use Land	**$352.00**	$ 377.00	$ 394.00	$ 331.00	$ 299.00	-6.6%	-4.3%	19.0%	10.7%
Cultivated Land									
First Class Cultivated	**$ 273.25**	$ 292.50	$ 305.50	$ 258.25	$ 232.00	-6.6%	-4.3%	18.3%	11.3%
Second Class Cultivated	**$ 212.50**	$ 227.50	$ 237.50	$ 201.00	$ 180.50	-6.6%	-4.2%	18.2%	11.4%
Third Class Cultivated	**$ 151.75**	$ 162.50	$ 169.75	$ 143.50	$ 129.00	-6.6%	-4.3%	18.3%	11.2%
Fourth Class Cultivated	**$ 106.25**	$ 113.75	$ 118.75	$ 100.50	$ 90.25	-6.6%	-4.2%	18.2%	11.4%
Native Meadow Land or Wild Hay Land									
First Class Meadow	**$ 186.50**	$ 198.75	$ 211.75	$ 175.25	$ 163.75	-6.2%	-6.1%	20.8%	7.0%
Second Class Meadow	**$ 139.75**	$ 149.00	$ 158.75	$ 131.50	$ 122.75	-6.2%	-6.1%	20.7%	7.1%
Pasture Land									
First Class Pasture	**$ 176.25**	$ 150.75	$ 150.75	$ 122.50	$ 103.25	16.9%	0.0%	23.1%	18.6%
Second Class Pasture	**$ 134.00**	$ 115.00	$ 115.00	$ 93.75	$ 79.25	16.5%	0.0%	22.7%	18.3%
Third Class Pasture	**$ 114.00**	$ 97.75	$ 97.75	$ 80.25	$ 68.25	16.6%	0.0%	21.8%	17.6%
Fourth Class Pasture	**$ 58.00**	$ 48.50	$ 48.50	$ 38.00	$ 30.75	19.6%	0.0%	27.6%	23.6%
Grazing Land									
First Class Grazing	**$ 11.77**	$ 11.46	$ 11.77	$ 9.67	$ 8.89	2.7%	-2.6%	21.7%	8.8%
Second Class Grazing	**$ 6.09**	$ 5.93	$ 6.08	$ 4.99	$ 4.59	2.7%	-2.5%	21.8%	8.7%
Third Class Grazing	**$ 4.23**	$ 4.13	$ 4.23	$ 3.49	$ 3.21	2.4%	-2.4%	21.2%	8.7%
Fourth Class Grazing	**$ 2.11**	$ 2.06	$ 2.11	$ 1.75	$ 1.60	2.4%	-2.4%	20.6%	9.4%

Approved and Adopted by NTC _____

Nevada Department of Taxation

Cultivated land Value per Acre

1st Class Cultivated

A	B	C	D	E	F	G	H	I
Year	Weighted Average Price of Hay per Ton	Estimated Expenses	Net Operating Income per Ton (B-(B*C))	Tons Produced per Acre	Net Operating Income per Acre (D*E)	Total Annual Production (Tons)	Expected Annual Net Income (F*G)	Weighted Annual NOI
2024	$ 166.27	91.25%	$ 14.55	4.50	$ 65.48	4,034	$ 264,146	
2023	$ 177.96	91.25%	$ 15.57	4.50	$ 70.07	7,023	$ 492,102	
2022	$ 291.62	91.25%	$ 25.52	4.50	$ 114.84	141,045	$ 16,197,585	
2021	$ 224.80	91.25%	$ 19.67	4.50	$ 88.52	66,950	$ 5,926,387	
2020	$ 179.54	91.25%	$ 15.71	4.50	$ 70.70	140,457	$ 9,930,312	
Total Production & Net Income						359,509	32,810,532	
Income stream = Five-year weighted average of net operating income								$ 80.00
Capitalization Rate:					10.25%			
Value / Acre (Income stream / cap rate)								$ 780.45
Level of Assessment:					35.00%			
Assessed Value / Acre (Value per acre times assessment level)								$ 273.16
Rounded Assessed Value:								**$ 273.25**

2nd Class Cultivated

A	B	C	D	E	F	G	H	I
Year	Weighted Average Price of Hay per Ton	Estimated Expenses	Net Operating Income per Ton (B-(B*C))	Tons Produced per Acre	Net Operating Income per Acre (D*E)	Total Annual Production (Tons)	Expected Annual Net Income (F*G)	Weighted Annual NOI
2024	$ 166.27	91.25%	$ 14.55	3.50	$ 50.93	4,034	$ 205,452	
2023	$ 177.96	91.25%	$ 15.57	3.50	$ 54.50	7,023	$ 382,754	
2022	$ 291.62	91.25%	$ 25.52	3.50	$ 89.32	141,045	$ 12,598,122	
2021	$ 224.80	91.25%	$ 19.67	3.50	$ 68.85	66,950	$ 4,609,487	
2020	$ 179.54	91.25%	$ 15.71	3.50	$ 54.99	140,457	$ 7,723,732	
Total Production & Net Income						359,509	25,519,547	
Income stream = Five-year weighted average of net operating income								62.22
Capitalization Rate:					10.25%			
Value / Acre (Income stream / cap rate)								$ 607.02
Level of Assessment:					35.00%			
Assessed Value / Acre (Value per acre times assessment level)								$ 212.46
Rounded Assessed Value:								**$ 212.50**

Approved and Adopted by NTC _____

Nevada Department of Taxation

Cultivated land Value per Acre

3rd Class Cultivated								
A	B	C	D	E	F	G	H	I
Year	Weighted Average Price of Hay per Ton	Estimated Expenses	Net Operating Income per Ton (B-(B*C))	Tons Produced per Acre	Net Operating Income per Acre (D*E)	Total Annual Production (Tons)	Expected Annual Net Income (F*G)	Weighted Annual NOI
2024	$ 166.27	91.25%	$ 14.55	2.50	$ 36.38	4,034	$ 146,757	
2023	$ 177.96	91.25%	$ 15.57	2.50	$ 38.93	7,023	$ 273,405	
2022	$ 291.62	91.25%	$ 25.52	2.50	$ 63.80	141,045	$ 8,998,658	
2021	$ 224.80	91.25%	$ 19.67	2.50	$ 49.18	66,950	$ 3,292,586	
2020	$ 179.54	91.25%	$ 15.71	2.50	$ 39.28	140,457	$ 5,517,152	
Total Production & Net Income						359,509	18,228,558	
Income stream = Five-year weighted average of net operating income								44.444
Capitalization Rate:					10.25%			
Value / Acre (Income stream / cap rate)								$ 433.60
Level of Assessment:					35.00%			
Assessed Value / Acre (Value per acre times assessment level)								$ 151.76
Rounded Assessed Value:								**$ 151.75**

4th Class Cultivated								
A	B	C	D	E	F	G	H	I
Year	Weighted Average Price of Hay per Ton	Estimated Expenses	Net Operating Income per Ton (B-(B*C))	Tons Produced per Acre	Net Operating Income per Acre (D*E)	Total Annual Production (Tons)	Expected Annual Net Income (F*G)	Weighted Annual NOI
2024	$ 166.27	91.25%	$ 14.55	1.75	$ 25.46	4,034	$ 102,706	
2023	$ 177.96	91.25%	$ 15.57	1.75	$ 27.25	7,023	$ 191,377	
2022	$ 291.62	91.25%	$ 25.52	1.75	$ 44.66	141,045	$ 6,299,061	
2021	$ 224.80	91.25%	$ 19.67	1.75	$ 34.42	66,950	$ 2,304,409	
2020	$ 179.54	91.25%	$ 15.71	1.75	$ 27.49	140,457	$ 3,861,164	
Total Production & Net Income						359,509	12,758,717	
Income stream = Five-year weighted average of net operating income								31.107333
Capitalization Rate:					10.25%			
Value / Acre (Income stream / cap rate)								$ 303.49
Level of Assessment:					35.00%			
Assessed Value / Acre (Value per acre times assessment level)								$ 106.22
Rounded Assessed Value:								**$ 106.25**

Approved and Adopted by NTC _____

Nevada Department of Taxation

Wild Hay Land Value per Acre

1st Class Wild Hay

A	B	C	D	E	F	G	H	I
Year	Weighted Average Price of Hay per Ton	Estimated Expenses	Net Operating Income per Ton (B-(B*C))	Tons Produced per Acre	Net Operating Income per Acre (D*E)	Total Annual Production (Tons)	Expected Annual Net Income (F*G)	Weighted Annual NOI
2024	$ 152.66	70.00%	$ 45.80	1.00	$ 45.80	172	$ 7,863	
2023	$ 146.57	70.00%	$ 43.97	1.00	$ 43.97	582	$ 25,587	
2022	$ 278.98	70.00%	$ 83.70	1.00	$ 83.70	18,579	$ 1,555,033	
2021	$ 188.24	70.00%	$ 56.47	1.00	$ 56.47	18,136	$ 1,024,112	
202	$ 166.36	70.00%	$ 49.91	1.00	$ 49.91	19,960	$ 996,219	
Production & Net Income						57,428	3,608,814	
Five-year weighted average of net operating income:								$ 54.59
Capitalization Rate:					10.25%			
Value / Acre (Income stream / cap rate)								$ 532.57
Level of Assessment:					35.00%			
Assessed Value/Acre (Value per acre times assessment level)								$ 186.40
Rounded Assessed Value:								**$ 186.50**

2nd Class Wild Hay

A	B	C	D	E	F	G	H	I
Year	Weighted Average Price of Hay per Ton	Estimated Expenses	Net Operating Income per Ton (B-(B*C))	Tons Produced per Acre	Net Operating Income per Acre (D*E)	Total Annual Production (Tons)	Expected Annual Net Income (F*G)	Weighted Annual NOI
2024	$ 152.66	70.00%	$ 45.80	0.75	$ 34.35	172	$ 5,897	
2023	$ 146.57	70.00%	$ 43.97	0.75	$ 32.98	582	$ 19,192	
2022	$ 278.98	70.00%	$ 83.70	0.75	$ 62.78	18,579	$ 1,166,368	
2021	$ 188.24	70.00%	$ 56.47	0.75	$ 42.35	18,136	$ 768,038	
202	$ 166.36	70.00%	$ 49.91	0.75	$ 37.43	19,960	$ 747,114	
Production & Net Income						57,428	2,706,609	
Five-year weighted average of net operating income:								40.942667
Capitalization Rate:					10.25%			
Value / Acre (Income stream / cap rate)								$ 399.44
Level of Assessment:					35.00%			
Assessed Value/Acre (Value per acre times assessment level)								$ 139.80
Rounded Assessed Value:								**$ 139.75**

Approved and Adopted by NTC _____

Nevada Department of Taxation

Pasture Land Value per Acre

1st Class Pasture

A	B	C	D	E	F	G	H	I	J	K
Year	Gross Rent per AUM	AUMS per Acre	Gross Income per Acre (B*C)	Management Expense % of Gross	Adjusted Gross Income per Acre (D-(D*E))	Fence, Ditch Water, Maintenance, Insurance	Net Operating Income per Acre (F-G)	Total Annual Production (AUMS)	Expected Annual Net Income (G*I)	Weighted Annual NOI
2023	$ 21.16	4.0	$ 84.63	6.17%	$ 79.41	$ 17.95	$ 61.46	6,694	411,410	
2022	$ 20.18	4.0	$ 80.72	6.17%	$ 75.74	$ 17.95	$ 57.79	3,296	190,447	
2021	$ 17.33	4.0	$ 69.31	6.17%	$ 65.03	$ 17.95	$ 47.08	1,590	74,857	
2020	$ 13.42	4.0	$ 53.67	6.17%	$ 50.36	$ 17.95	$ 32.41	30,006	972,494	
2019	$ 12.84	4.0	$ 51.34	6.17%	$ 48.17	$ 17.95	$ 30.22	8,279	250,196	
Total Production & Net Income								49,865	$1,899,404	
Five-year weighted average of net operating income:										$ 51.65
Capitalization Rate:							10.25%			
Value / Acre (Income stream / cap rate)										$ 503.90
Level of Assessment:							35.00%			
Assessed Value/Acre (Value per acre times assessment level)										$ 176.36
Rounded Assessed Value:										**$ 176.25**

2nd Class Pasture

A	B	C	D	E	F	G	H	I	J	K
Year	Gross Rent Per AUM	AUMS Per Acre	Gross Income Per Acre (B*C)	Management Expense % of Gross	Adjusted Gross Income Per Acre (D-(D*E))	Fence, Ditch Water Maintenance, Insurance	Net Operating Income per Acre (F-G)	Total Annual Production (AUMS)	Expected Annual Net Income (G*I)	Weighted Annual NOI
2023	$ 21.16	3.0	$ 63.47	6.17%	$ 59.56	$ 12.93	$ 46.63	6,694	312,138	
2022	$ 20.18	3.0	$ 60.54	6.17%	$ 56.81	$ 12.93	$ 43.88	3,296	144,607	
2021	$ 17.33	3.0	$ 51.98	6.17%	$ 48.77	$ 12.93	$ 35.84	1,590	56,986	
2020	$ 13.42	3.0	$ 40.25	6.17%	$ 37.77	$ 12.93	$ 24.84	30,006	745,349	
2019	$ 12.84	3.0	$ 38.51	6.17%	$ 36.13	$ 12.93	$ 23.20	8,279	192,076	
Total Production & Net Income								49,865	$1,451,156	
Five-year weighted average of net operating income:										$ 39.27
Capitalization Rate:							10.25%			
Value / Acre (Income stream / cap rate)										$ 383.13
Level of Assessment:							35.00%			
Assessed Value/Acre (Value per acre times assessment level)										$ 134.10
Rounded Assessed Value:										**$ 134.00**

Approved and Adopted by NTC _____

Nevada Department of Taxation

Pasture Land Value per Acre

3rd Class Pasture

A	B	C	D	E	F	G	H	I	J	K
Year	Gross Rent Per AUM	AUMS Per Acre	Gross Income Per Acre (B*C)	Management Expense % of Gross	Adjusted Gross Income Per Acre (D-(D*E))	Fence, Ditch Water Maintenance, Insurance	Net Operating Income per Acre (F-G)	Total Annual Production (AUMS)	Expected Annual Net Income (G*I)	**Weighted Annual NOI**
2023	$ 21.16	2.5	$ 52.89	6.17%	$ 49.63	$ 10.15	$ 39.48	6,694	264,277	
2022	$ 20.18	2.5	$ 50.45	6.17%	$ 47.34	$ 10.15	$ 37.19	3,296	122,560	
2021	$ 17.33	2.5	$ 43.32	6.17%	$ 40.64	$ 10.15	$ 30.49	1,590	48,479	
2020	$ 13.42	2.5	$ 33.55	6.17%	$ 31.48	$ 10.15	$ 21.33	30,006	640,028	
2019	$ 12.84	2.5	$ 32.09	6.17%	$ 30.11	$ 10.15	$ 19.96	8,279	165,252	
Total Production & Net Income								49,865	$1,240,596	
Five-year weighted average of net operating income:										$ 33.35
Capitalization Rate:							10.25%			
Value / Acre (Income stream / cap rate)										$ 325.37
Level of Assessment:							35.00%			
Assessed Value/Acre (Value per acre times assessment level)										$ 113.88
Rounded Assessed Value:										**$ 114.00**

4th Class Pasture

A	B	C	D	E	F	G	H	I	J	K
Year	Gross Rent Per AUM	AUMS Per Acre	Gross Income Per Acre (B*C)	Management Expense % of Gross	Adjusted Gross Income Per Acre (D-(D*E))	Fence, Ditch Water Maintenance, Insurance	Net Operating Income per Acre (F-G)	Total Annual Production (AUMS)	Expected Annual Net Income (G*I)	**Weighted Annual NOI**
2023	$ 21.16	1.5	$ 31.74	6.17%	$ 29.78	$ 9.08	$ 20.70	6,694	138,565	
2022	$ 20.18	1.5	$ 30.27	6.17%	$ 28.40	$ 9.08	$ 19.32	3,296	63,669	
2021	$ 17.33	1.5	$ 25.99	6.17%	$ 24.39	$ 9.08	$ 15.31	1,590	24,343	
2020	$ 13.42	1.5	$ 20.13	6.17%	$ 18.89	$ 9.08	$ 9.81	30,006	294,359	
2019	$ 12.84	1.5	$ 19.25	6.17%	$ 18.06	$ 9.08	$ 8.98	8,279	74,347	
Total Production & Net Income								49,865	$ 595,283	
Five-year weighted average of net operating income:										$ 17.02
Capitalization Rate:							10.25%			
Value / Acre (Income stream / cap rate)										$ 166.06
Level of Assessment:							35.00%			
Assessed Value/Acre (Value per acre times assessment level)										$ 58.12
Rounded Assessed Value:										**$ 58.00**

Approved and Adopted by NTC _____

Nevada Department of Taxation

Grazing Land Value per Acre

1st Class Grazing

A	B	C	D	E	F	G	H	I	J	K	L	M
Year	Gross Rent per AUM	Acres Required per AUM	Grazing Period (Months)	Total Acres Required (C*D)	Season Return (B*D)	Gross Income Per Acre (F/E)	Fence, Ditch, Water, Maint, Insurance (10% of G)	Management Expense (2.08% of G)	Net Operating Income / Acre (G-(H+I))	Total Annual Production (AUMS)	Expected Annual Net Income (J*K)	Weighted Annual NOI
2024	$ 7.93	2.0	5	10	$ 39.66	$ 3.97	$ 0.40	$ 0.08	$ 3.49	18,079	$ 63,096	
2023	$ 6.47	2.0	5	10	$ 32.35	$ 3.23	$ 0.32	$ 0.07	$ 2.84	40,125	$ 113,954	
2022	$ 10.22	2.0	5	10	$ 51.09	$ 5.11	$ 0.51	$ 0.11	$ 4.49	50,863	$ 228,376	
2021	$ 7.30	2.0	5	10	$ 36.48	$ 3.65	$ 0.37	$ 0.08	$ 3.20	31,014	$ 99,246	
2020	$ 6.89	2.0	5	10	$ 34.45	$ 3.45	$ 0.35	$ 0.07	$ 3.03	22,557	$ 68,348	
Total Production & Net Income										162,638	$ 573,020	
Five-year weighted average of net operating income:												3.45
Capitalization Rate:									10.25%			
Value / Acre (Income stream / cap rate)												33.63
Level of Assessment:									35.00%			
Assessed Value/Acre (Value per acre times assessment level)												11.77
Rounded Assessed Value:												**$ 11.77**

2nd Class Grazing

A	B	C	D	E	F	G	H	I	J	K	L	M
Year	Gross Rent per AUM	Acres Required per AUM	Grazing Period (Months)	Total Acres Required (C*D)	Season Return (B*D)	Gross Income Per Acre (F/E)	Fence, Ditch, Water, Maint, Insurance (10% of G)	Management Expense (2.08% of G)	Net Operating Income / Acre (G-(H+I))	Total Annual Production (AUMS)	Expected Annual Net Income (J*K)	Weighted Annual NOI
2024	$ 7.93	4.0	5	20	$ 39.66	$ 1.98	$ 0.14	$ 0.04	$ 1.80	18,079	$ 32,542	
2023	$ 6.47	4.0	5	20	$ 32.35	$ 1.62	$ 0.11	$ 0.03	$ 1.48	40,125	$ 59,385	
2022	$ 10.22	4.0	5	20	$ 51.09	$ 2.55	$ 0.18	$ 0.05	$ 2.32	50,863	$ 118,003	
2021	$ 7.30	4.0	5	20	$ 36.48	$ 1.82	$ 0.13	$ 0.04	$ 1.65	31,014	$ 51,174	
2020	$ 6.89	4.0	5	20	$ 34.45	$ 1.72	$ 0.12	$ 0.04	$ 1.56	22,557	$ 35,189	
Total Production & Net Income										162,638	$ 296,293	
Five-year weighted average of net operating income:												1.78
Capitalization Rate:									10.25%			
Value / Acre (Income stream / cap rate)												17.39
Level of Assessment:									35.00%			
Assessed Value/Acre (Value per acre times assessment level)												6.09
Rounded Assessed Value:												**$ 6.09**

Approved and Adopted by NTC _____

Nevada Department of Taxation

Grazing Land Value per Acre

3rd Class Grazing

A	B	C	D	E	F	G	H	I	J	K	L	M
Year	Gross Rent per AUM	Acres Required per AUM	Grazing Period (Months)	Total Acres Required (C*D)	Season Return (B*D)	Gross Income Per Acre (F/E)	Fence, Ditch, Water, Maint, Insurance (10% of G)	Management Expense (2.08% of G)	Net Operating Income / Acre (G-(H+I))	Total Annual Production (AUMS)	Expected Annual Net Income (J*K)	Weighted Annual NOI
2024	$ 7.93	6.0	5	30	$ 39.66	$ 1.32	$ 0.04	$ 0.03	$ 1.25	18,079	$ 22,599	
2023	$ 6.47	6.0	5	30	$ 32.35	$ 1.08	$ 0.03	$ 0.02	$ 1.03	40,125	$ 41,328	
2022	$ 10.22	6.0	5	30	$ 51.09	$ 1.70	$ 0.05	$ 0.04	$ 1.61	50,863	$ 81,890	
2021	$ 7.30	6.0	5	30	$ 36.48	$ 1.22	$ 0.04	$ 0.03	$ 1.15	31,014	$ 35,666	
2020	$ 6.89	6.0	5	30	$ 34.45	$ 1.15	$ 0.03	$ 0.02	$ 1.10	22,557	$ 24,813	
Total Production & Net Income										162,638	$ 206,296	
Five-year weighted average of net operating income:												1.24
Capitalization Rate:									10.25%			
Value / Acre (Income stream / cap rate)												12.10
Level of Assessment:									35.00%			
Assessed Value/Acre (Value per acre times assessment level)												4.23
Rounded Assessed Value:												**$ 4.23**

4th Class Grazing

A	B	C	D	E	F	G	H	I	J	K	L	M
Year	Gross Rent per AUM	Acres Required per AUM	Grazing Period (Months)	Total Acres Required (C*D)	Season Return (B*D)	Gross Income Per Acre (F/E)	Fence, Ditch, Water, Maint, Insurance (10% of G)	Management Expense (2.08% of G)	Net Operating Income / Acre (G-(H+I))	Total Annual Production (AUMS)	Expected Annual Net Income (J*K)	Weighted Annual NOI
2024	$ 7.93	12.0	5	60	$ 39.66	$ 0.66	$ 0.02	$ 0.01	$ 0.63	18,079	$ 11,390	
2023	$ 6.47	12.0	5	60	$ 32.35	$ 0.54	$ 0.02	$ 0.01	$ 0.51	40,125	$ 20,464	
2022	$ 10.22	12.0	5	60	$ 51.09	$ 0.85	$ 0.03	$ 0.02	$ 0.80	50,863	$ 40,691	
2021	$ 7.30	12.0	5	60	$ 36.48	$ 0.61	$ 0.02	$ 0.01	$ 0.58	31,014	$ 17,988	
2020	$ 6.89	12.0	5	60	$ 34.45	$ 0.57	$ 0.02	$ 0.01	$ 0.54	22,557	$ 12,181	
Total Production & Net Income										162,638	$ 102,714	
Five-year weighted average of net operating income:												0.62
Capitalization Rate:									10.25%			
Value / Acre (Income stream / cap rate)												6.04
Level of Assessment:									35.00%			
Assessed Value/Acre (Value per acre times assessment level)												2.11
Rounded Assessed Value:												**$ 2.11**

Approved and Adopted by NTC _____

Nevada Department of Taxation

Intensive Use Lands

Intensive Use Lands

The formula adopted by the Tax Commission reflects the idea that intensive use lands have a value approximately 30% greater than cultivated lands. The formula used to estimate the value of intensive use lands is the value of 1st cultivated divided by 2nd cultivated times 1st cultivated. In effect it reflects the percentage of difference in value between 1st and 2nd cultivated lands to reflect a graduated value line.

1st Class Cultivated	**=**	**$**	**273.25**	**Assessed Value per Acre**
2nd Class Cultivated	**=**	**$**	**212.50**	**Assessed Value per Acre**

$	273.25	divided by	$	212.50	=	1.29
$	273.25	x		1.29	=	**$352.00** **Assessed value per acre**

ASSESSMENT OF OPEN-SPACE REAL PROPERTY

Procedures

NRS 361A.170 requires the governing bodies of every city or county to establish and promote the conservation, maintenance, and protection of open-space property as part of their master plans. Any property designated as open-space becomes eligible for an open-space use assessment and tax deferment.

Property owners file open-space use applications with the county assessor who then forwards their applications to the county commission or city governing body. The county commission or governing body evaluates open-space use assessment applications and acts on them based on procedures adopted by ordinance.

Pursuant to NRS 361A.220(2), assessors must maintain records of open-space use assessments and make these records available to any person upon request. They must notify property owners of their open-space use assessments in the same manner used to notify property owners of their taxable value assessments. The notice must contain the following statement:

Deferred taxes will become due on this parcel if it is converted to a higher use.

Pursuant to NRS 361A.050, historic sites that satisfy the following conditions may also qualify for open-space use assessment.

- The Department of Cultural Affairs, State Historic Preservation Office must designate the site as historic.

- In addition, an historic site must meet the requirements of NRS 361A.170 through 361A.210.

In addition, pursuant to NRS 361A.170, property used as a golf course is classified as open-space real property and must be assessed as an open-space use. The methods used to value open-space golf course property are contained in permanent regulations adopted by the Tax Commission and effective October 1, 2007. The regulations are in the Appendix of this Bulletin.

Valuation Methodology

Upon approval of the application, the assessor calculates the open-space use assessed value for open space other than golf courses, by discounting the property's equalized taxable value. The Nevada Tax Commission adopted a formula that grants open-space use assessments a discount of 9 percent for a term of 3-1/2 years, which yields a discount factor of 0.74.

Open space value thus equals taxable value of the open-space property times a factor of 0.74. The assessed value equals 35 percent of the open-space use value. For open-space historic sites with both land and improvements, apply the 0.74 factor to the equalized taxable value of both land and improvements.

Example

The subject property, a 19th century Pony Express station on a one-acre site, qualifies as open-space land. The equalized full cash value of comparable land nearby, which is not open space, equals $10,000 per acre. The taxable value (RCNLD) of the subject improvements equals $40,000.

Land	$10,000 x 0.74	=	$ 7,400 x 35%	=	$ 2,590
Improvements	$40,000 x 0.74	=	$29,600 x 35%	=	$10,360
Total open-space use assessed value				=	$12,950

For tax deferral purposes the assessor should record the following:

Land	$10,000 x 35%	=	$ 3,500
Improvements	$40,000 x 35%	=	$14,000
Total Assessed Value		=	$17,500

Equalize the taxable value of open-space property with the taxable value of comparable surrounding properties. Reappraise open-space property with other property during the normal reappraisal cycle or apply land and improvement factors in intervening years. If the taxable value increases or decreases through reappraisal or factoring, make the appropriate adjustments to the open-space use valuation.

AGRICULTURAL LAND VALUES
OPEN SPACE PROPERTY PROCEDURES

APPENDICES

2024
Nevada Agricultural Statistics Service

Month	Average Price	
	Alfalfa Hay	All Hay
January	$ 164.00	$ 165.00
February	$ 169.00	$ 170.00
March	$ 178.00	$ 180.00
April	$ 167.00	$ 170.00
May	$ 184.00	$ 185.00
June	$ 189.00	$ 190.00
July	$ 178.00	$ 180.00
August	$ 163.00	$ 165.00
September	$ 169.00	$ 170.00
October	$ 178.00	$ 180.00
November	$ 174.00	$ 175.00
December	$ 174.00	$ 175.00
Median Price	**$ 174.00**	**$ 175.00**

Source: United States Department of Agriculture, National Agricultural Statistics Service, Nevada Hay Prices, December 2024

Approved and Adopted by NTC _____

FEED REQUIREMENT CHART
ANIMALS PER ACRE PER YEAR

	1st Cult	2nd Cult	3rd Cult	4th Cult	1st Pasture Wild Hay	2nd Pasture Wild Hay	3rd Pasture	4th Pasture	1st Grazing	2nd Grazing	3rd Grazing	4th Grazing
BEEF CATTLE												
Mature Cow & Calf	0.83	0.73	0.52	0.36	0.33	0.29	0.21	0.13	0.021	0.017	0.009	0.007
Mature Bull	0.64	0.56	0.40	0.28	0.26	0.22	0.16	0.10	0.016	0.013	0.007	0.005
Yearling	1.11	0.97	0.69	0.49	0.44	0.39	0.28	0.17	0.028	0.022	0.012	0.009
Calves	1.67	1.46	1.04	0.73	0.67	0.58	0.42	0.25	0.042	0.033	0.018	0.013
Steers	0.83	0.73	0.52	0.36	0.33	0.29	0.21	0.13	0.021	0.017	0.009	0.007
DAIRY CATTLE												
Mature Cow	0.69	0.61	0.43	0.30	0.28	0.24	0.17	0.10	0.017	0.014	0.008	0.006
Dairy Bull	0.64	0.56	0.40	0.28	0.26	0.22	0.16	0.10	0.016	0.013	0.007	0.005
Yearling	1.26	1.10	0.79	0.55	0.51	0.44	0.32	0.19	0.032	0.025	0.014	0.010
Calves	2.08	1.82	1.30	0.91	0.83	0.73	0.52	0.31	0.052	0.042	0.023	0.017
SHEEP												
Ewe and Lamb	4.17	3.65	2.60	1.82	1.67	1.46	1.04	0.63	0.104	0.083	0.046	0.033
Mature Buck	4.17	3.65	2.60	1.82	1.67	1.46	1.04	0.63	0.104	0.083	0.046	0.033
Lambs	5.56	4.86	3.47	2.43	2.22	1.94	1.39	0.83	0.139	0.111	0.061	0.044
SWINE												
Sow and Litter	1.67	1.46	1.04	0.73	0.67	0.58	0.42	0.25	0.042	0.033	0.018	0.013
Boar	1.67	1.46	1.04	0.73	0.67	0.58	0.42	0.25	0.042	0.033	0.018	0.013
Pig, (4 mos.)	3.33	2.92	2.08	1.46	1.33	1.17	0.83	0.50	0.083	0.067	0.037	0.027
Pig, (6 mos.)	2.08	1.82	1.30	0.91	0.83	0.73	0.52	0.31	0.052	0.042	0.023	0.017
HORSES												
Mature Adult	0.64	0.56	0.40	0.28	0.26	0.22	0.16	0.10	0.016	0.013	0.007	0.005
Yearling	0.83	0.73	0.52	0.36	0.33	0.29	0.21	0.13	0.011	0.017	0.009	0.007
Weanling	1.11	0.97	0.69	0.49	0.44	0.39	0.28	0.17	0.028	0.022	0.012	0.009

Land used in the feeding, breeding, management and sale of livestock, poultry or the produce thereof must be capable of providing more than one-half of the feed required during the year. This chart provides the total number of **animals possible per acre per year**. A qualified property must be of sufficient size and capacity to produce more than one-half of the feed required during that year.

Source: University of Nevada, Reno College of Agriculture and the U. S. Department of Agriculture Extension Service

FEED REQUIREMENT CHART
ACRES PER ANIMAL PER YEAR

	1st Cult	2nd Cult	3rd Cult	4th Cult	1st Pasture Wild Hay	2nd Pasture Wild Hay	3rd Pasture	4th Pasture	1st Grazing	2nd Grazing	3rd Grazing	4th Grazing
BEEF CATTLE												
Mature Cow & Calf	1.20	1.37	1.92	2.74	3.00	3.43	4.80	8.00	48.0	60.0	109.1	150.0
Mature Bull	1.56	1.78	2.50	3.57	3.90	4.46	6.24	10.40	62.4	78.0	141.8	195.0
Yearling	0.90	1.03	1.44	2.06	2.25	2.57	3.60	6.00	36.0	45.0	81.8	112.5
Calves	0.60	0.69	0.96	1.37	1.50	1.71	2.40	4.00	24.0	30.0	54.5	75.0
Steers	1.20	1.37	1.92	2.74	3.00	3.43	4.80	8.00	48.0	60.0	109.1	150.0
DAIRY CATTLE												
Mature Cow	1.44	1.65	2.30	3.29	3.60	4.11	5.76	9.60	57.6	72.0	130.9	180.0
Dairy Bull	1.56	1.78	2.50	3.57	3.90	4.46	6.24	10.40	62.4	78.0	141.8	195.0
Yearling	0.79	0.91	1.27	1.81	1.98	2.26	3.17	5.28	31.7	39.6	72.0	99.0
Calves	0.48	0.55	0.77	1.10	1.20	1.37	1.92	3.20	19.2	24.0	43.6	60.0
SHEEP												
Ewe and Lamb	0.24	0.27	0.38	0.55	0.60	0.69	0.96	1.59	9.6	12.0	21.8	30.0
Mature Buck	0.24	0.27	0.38	0.55	0.60	0.69	0.96	1.59	9.6	12.0	21.8	30.0
Lambs	0.18	0.21	0.29	0.41	0.45	0.51	0.72	1.20	7.2	9.0	16.4	22.5
SWINE												
Sow and Litter	0.60	0.69	0.96	1.37	1.50	1.71	2.40	4.00	24.0	30.0	54.5	75.0
Boar	0.60	0.69	0.96	1.37	1.50	1.71	2.40	4.00	24.0	30.0	54.5	75.0
Pig, (4 mos.)	0.30	0.34	0.48	0.69	0.75	0.86	1.20	2.00	12.0	15.0	27.3	37.5
Pig, (6 mos.)	0.48	0.55	0.77	1.10	1.20	1.37	1.92	3.20	19.2	24.0	43.6	60.0
HORSES												
Mature Adult	1.56	1.78	2.50	3.57	3.90	4.46	6.24	10.40	62.4	78.0	141.8	195.0
Yearling	1.20	1.37	1.92	2.74	3.00	3.43	4.80	8.00	48.0	60.0	109.1	150.0
Weanling	0.90	1.03	1.44	2.06	2.25	2.57	3.60	6.00	36.0	45.0	81.8	112.5

Land used in the feeding, breeding, management and sale of livestock, poultry and the produce thereof must be capable of providing more than one-half of the feed required during the year. This chart provides the **total acreage needed to sustain the specified animal for one year**. A qualified property must be of sufficient size and capacity to produce more than one-half of the feed required during that year.

Source: University of Nevada, Reno College of Agriculture and the U. S. Department of Agriculture Extension Service

Appendix III
Nevada Administrative Code

GENERAL PROVISIONS

NAC 361A.010 Definitions. (NRS 360.090, 360.250) As used in this chapter, unless the context otherwise requires, the words and terms defined in NAC 361A.010 to 361A.065, inclusive, have the meanings ascribed to them in those sections.

(Added to NAC by Tax Comm'n by R030-03, eff. 12-4-2003)

NAC 361A.015 "Animal unit" defined. (NRS 360.090, 360.250) "Animal unit" has the meaning ascribed to it in paragraph (b) of subsection 1 of NRS 361.325.

(Added to NAC by Tax Comm'n by R030-03, eff. 12-4-2003)

NAC 361A.020 "Animal unit month" defined. (NRS 360.090, 360.250) "Animal unit month" has the meaning ascribed to it in paragraph (b) of subsection 1 of NRS 361.325.

(Added to NAC by Tax Comm'n by R030-03, eff. 12-4-2003)

NAC 361A.025 "Assessing authority" defined. (NRS 360.090, 360.250) "Assessing authority" means:

1. The county assessor if the property to be considered is 20 acres or more; or
2. The Department if the property to be considered is less than 20 acres.

(Added to NAC by Tax Comm'n by R030-03, eff. 12-4-2003)

NAC 361A.030 "Business venture for profit" defined. (NRS 360.090, 360.250) "Business venture for profit" means an agricultural pursuit engaged in by an operator for a reasonable profit or at least upon the expectation of a reasonable profit consistent with the productive capability of the land unit.

(Added to NAC by Tax Comm'n by R030-03, eff. 12-4-2003)

NAC 361A.035 "Commission" defined. (NRS 360.090, 360.250) "Commission" means the Nevada Tax Commission.

(Added to NAC by Tax Comm'n by R030-03, eff. 12-4-2003)

NAC 361A.040 "Converted to a higher use" defined. (NRS 360.090, 360.250) "Converted to a higher use" has the meaning ascribed to it in NRS 361A.031.

(Added to NAC by Tax Comm'n by R030-03, eff. 12-4-2003)

NAC 361A.045 "Crop" defined. (NRS 360.090, 360.250) "Crop" means any agricultural product, including, without limitation, alfalfa, barley, certified seed, Christmas trees, garlic, grass hay, nursery stock, oats, onions, pasturage, sod and wheat, that is grown in soil or any other medium.

(Added to NAC by Tax Comm'n by R030-03, eff. 12-4-2003)

NAC 361A.050 "Department" defined. (NRS 360.090**,** 360.250**)** "Department" means the Department of Taxation.

(Added to NAC by Tax Comm'n by R030-03, eff. 12-4-2003)

NAC 361A.055 "Livestock" defined. (NRS 360.090**,** 360.250**)** "Livestock" means domestic animals, including, without limitation, cattle, sheep, goats, swine, poultry, fish and equine animals, used for food, fiber, breeding, draft or profit.

(Added to NAC by Tax Comm'n by R030-03, eff. 12-4-2003)

NAC 361A.060 "Operator" defined. (NRS 360.090**,** 360.250**)** "Operator" means a person who engages in an agricultural pursuit as a business venture for profit. The operator may be either the owner or occupant of the agricultural real property.

(Added to NAC by Tax Comm'n by R030-03, eff. 12-4-2003)

NAC 361A.065 "Poultry" defined. (NRS 360.090**,** 360.250**)** "Poultry" means domestic and game birds produced for meat, eggs or other poultry products, including, without limitation, chickens, turkeys, ducks, geese, peafowl, ostriches, pheasants, quail and chukar.

(Added to NAC by Tax Comm'n by R030-03, eff. 12-4-2003)

AGRICULTURAL PROPERTY

Assessment

NAC 361A.110 Application: Date; form. (NRS 360.090**,** 360.250**,** 361A.110**)** An owner of property who wishes to qualify the property for the agricultural use assessment pursuant to NRS 361A.110 must apply to the assessing authority on or before the date required by NRS 361A.110. The application must be on a form approved by the Commission.

(Added to NAC by Tax Comm'n by R030-03, eff. 12-4-2003)

NAC 361A.120 Application: Contents. (NRS 360.090**,** 360.250**,** 361A.110**)**

1. An application for agricultural use assessment filed pursuant to NRS 361A.110 must contain:

(a) The names, addresses and telephone numbers of the owner or his representative and, if applicable, the lessee;

(b) A description of the uses to which the land is put, including residential use and other higher uses if applicable;

(c) A description of the type of agricultural operation;

(d) The size of the land devoted to agricultural use;

(e) A description of any noncontiguous parcels which may qualify for agricultural use;

(f) The number of years which the land has been devoted exclusively to agricultural use;

(g) The gross income received from agricultural pursuits during the immediately preceding calendar year; and

(h) Expenses and net income attributable to the agricultural pursuit.

2. As used in this section, "noncontiguous parcels" means parcels of land with no common boundary and completely detached from one another, including, without limitation, two portions of land connected only by a point, such as when the northeast corner of a parcel connects at the point of the southwest corner of another parcel.

(Added to NAC by Tax Comm'n by R030-03, eff. 12-4-2003)

NAC 361A.130 Application: Additional documentation. (NRS 360.090**,** 360.250**,** 361A.110**,** 361A.120**)** Additional documentation may be requested by the assessing authority relating to a determination of agricultural pursuit or conducting a business venture for profit, including, without limitation, leases, receipts or rent paid, account balance sheets, profit and loss statements, audited financial statements and federal income tax returns. Such additional documentation must accompany the application but does not need to be recorded.

(Added to NAC by Tax Comm'n by R030-03, eff. 12-4-2003)

NAC 361A.140 Application for property containing less than 20 acres: Forwarding to Department for review. (NRS 360.090**,** 360.250**,** 361A.110**)** If a county assessor receives an application for agricultural use assessment for property containing less than 20 acres, the county assessor shall forward the application within 10 days after the date on which he receives the application to the Department for review and qualification of property as agricultural real property.

(Added to NAC by Tax Comm'n by R030-03, eff. 12-4-2003)

NAC 361A.150 Determination of whether activities qualify as agricultural pursuits. (NRS 360.090**,** 360.250**,** 361A.120**)**

1. The assessing authority must determine from field inspection and other available information whether the activities conducted on the property qualify as agricultural pursuits.

2. In addition to the agricultural pursuits described in NRS 361A.030, including, raising crops, livestock, poultry, fur-bearing animals and bees, and dairying, the following activities qualify as an agricultural pursuit provided that the pursuit conducted is in accordance with generally accepted agricultural practices:

(a) Aquatic agriculture, including, without limitation, hydroponic gardens;

(b) Intensively produced fruits and vegetables, including, without limitation, fruits and vegetables produced in greenhouses; and

(c) Experimental crop production.

3. Notwithstanding any specific statutory provision to the contrary, the following types of activities which may appear to be agricultural in nature do not by themselves qualify as an agricultural pursuit, including, without limitation:

(a) Grazing on land by any animal kept as a hobby;

(b) Harvesting shrubs or seeds that grow wild on the land; and

(c) Hunting or harvesting game animals or birds.

➥ Such an activity may qualify as an agricultural pursuit if the activity is accompanied by other agricultural activities which would generate an expectation of profit consistent with the land.

4. In determining whether an activity qualifies as an agricultural pursuit, the assessing authority shall consider whether the activity occurs after the agricultural product has been raised and harvested or whether the activity is a process or step necessary and incident to the preparation and storage of products raised on the property. Processing activities, including, without limitation, pasteurizing and bottling milk, cheese making, honey or candy manufacturing, and slaughtering, dressing and packing meat, do not qualify for the agricultural use assessment.

5. As used in this section:

(a) "Aquatic agriculture" means the propagation, cultivation and harvesting of plants or animals indigenous to water in a controlled or selected aquatic environment for the commercial production of food.

(b) "Fur-bearing animals" means fur-bearing mammals, including, without limitation, mink, ermine, otter, chinchilla and fox.

(c) "Greenhouse" means a fully or partially enclosed structure that is used for the propagation, cultivation or protection of food or fiber. The term includes weather shelters and hot or cold frames.

(Added to NAC by Tax Comm'n by R030-03, eff. 12-4-2003)

NAC 361A.160 Determination of whether operator is engaged in business venture for profit. (NRS 360.090, 360.250, 361A.120)

1. Upon a determination that an activity on the land qualifies as an agricultural pursuit, the assessing authority must then determine whether the operator is engaged in the agricultural pursuit as a business venture for profit. When determining whether an operator is engaged in a business venture for profit, reasonable profit and the expectation of a reasonable profit are not affected by any independent intervening causes of production failure or nonproductive use that are beyond the control of the operator, including, without limitation, land idle under government programs. Property not otherwise fulfilling the requirements to be considered as land on which an agricultural pursuit is conducted may still qualify as such if there are extenuating circumstances, including, without limitation, use of the land for an orchard or other perennial crops with a long maturation period that have not yet matured.

2. To qualify as a business venture for profit, an agricultural pursuit must raise the expectation of profit consistent with:

(a) The size of the property used in the operation;

(b) The capacity of the property, including, without limitation, suitability, terrain, availability of water, soil capabilities, type of vegetation grown, growing season, animal unit months, animal units and animal unit equivalents;

(c) The viability of the property, including, without limitation, the cost and availability of water, soil capacities, market proximity, fencing and suitability of the property for other uses; and

(d) Any other factors or criteria that the assessing authority deems appropriate under the circumstances.

3. In making a determination about whether the operator is engaged in a business venture for profit, especially in cases where the size of the land appears to be too small to sustain a monetary profit from agricultural pursuits, the assessing authority may consider whether a reasonable effort has been made to care for the land sufficiently and adequately, as evaluated in time, labor, equipment, management and capital consistent with accepted agricultural practices for the type of agricultural operation involved.

4. Gross income derived from nonagricultural uses of the land must not be included in the requirements for the total minimum gross income, including, without limitation:

(a) Leasing of the land for billboards;

(b) Leasing of the land for roadside produce stands;

(c) Leasing of the land for hunting;

(d) Income derived from the mineral estate, whether severed or not;

(e) Income from the extraction of sand and gravel or other operations relating to products from the earth;

(f) Interest income from a loan or investment, royalties or dividends; and

(g) Transfer or sale of property rights such as conservation easements or severed mineral rights.

5. As used in this section, "animal unit equivalent" means the equivalent to the animal unit for various kinds and sizes of animals.

(Added to NAC by Tax Comm'n by R030-03, eff. 12-4-2003)

NAC 361A.170 Categorization and valuation of land devoted to agriculture. (NRS 360.090**,** 360.250**,** 361A.130**,** 361A.140**)** Land devoted to agriculture must be categorized and valued pursuant to the classifications in the Agricultural Instructions Bulletin that is annually prepared by the Commission in accordance with NRS 361A.140.

(Added to NAC by Tax Comm'n by R030-03, eff. 12-4-2003)

NAC 361A.180 Annual study of value of lands designated for agricultural use. (NRS 360.090, 360.250, 361A.140)

1. On or before the first Monday in October of each year, the Department shall conduct a study of the value of lands designated for agricultural use and present the study for approval by the Commission. The Commission will incorporate the results of the study so approved into the bulletin prepared pursuant to NRS 361A.140 for use by county assessors.

2. The study conducted by the Department must, in accordance with NRS 361.325, be based on the productivity of the land. Productive capability of land may be determined by the classification of land and application of a capitalized earnings approach as follows:

(a) For cultivated and native meadow or wild hay lands:

(1) Agricultural income for lands designated as cultivated may be projected by developing estimates of gross income based on average commodity prices. Sources of commodity prices of agricultural products which the Department may use include, without limitation, the Nevada Agricultural Statistics Service and a survey of growers and local buyers.

(2) A net operating income must be determined by subtracting an estimated allocation for expenses from the gross income. Expenses for lands must be appropriate to the type of land being valued and may include the typical costs for water and the maintenance of irrigation systems, and loss in production due to necessary management practices, such as loss in production during the seed year or the first year of the hay stand. The expenses subtracted from the gross income results in a net operating income.

(3) A 5-year weighted average of net operating income may be capitalized into an indication of the value of the land per acre by multiplying the yield per acre, measured in tons per acre, by the net income per ton and then dividing the result by the capitalization rate. The result must be multiplied by the level of assessment to obtain an assessed value per acre.

(b) For pasture and grazing lands:

(1) Agricultural income for lands designated as pasture may be projected by developing estimates of gross income based on the carrying capacity of the land as measured by rentals per animal unit months per acre. Sources of rental prices for pasture and grazing lands which the Department may use include, without limitation, the Nevada Agricultural Statistics Service and a survey of growers and local buyers.

(2) A net operating income must be determined by subtracting an estimated allocation for expenses from the gross rent per animal unit month. Expenses for lands must be appropriate to the type of land being valued and may include typical miscellaneous costs, including costs for management, insurance, stock water and maintenance of fences. The expenses subtracted from the gross income results in a net operating income to land.

(3) A 5-year weighted average of net operating income must be capitalized into an indication of land value per acre by multiplying the net income per acre and then dividing the result by the capitalization rate. The result must be multiplied by the level of assessment to obtain an assessed value per acre.

3. As used in this section, "carrying capacity" means the measure of the capacity of grazing land to provide adequate forage to sustain livestock for a given period.

(Added to NAC by Tax Comm'n by R030-03, eff. 12-4-2003)

Conversion to Higher Use

NAC 361A.210 "Physical alteration" interpreted. (NRS 360.090**,** 360.250**,** 361A.031**)** The Commission will interpret the term "physical alteration," as used in NRS 361A.031, to mean the application of man-made changes, including, without limitation, changes in the contour of the land, removal of native plant life, diversion of water channels and building site improvements intended to enable the land to be used for purposes other than agricultural uses.

(Added to NAC by Tax Comm'n by R030-03, eff. 12-4-2003)

NAC 361A.220 Determination of whether final map or parcel map creates parcels not intended for agricultural use. (NRS 360.090**,** 360.250**)** If a final map or parcel map has been recorded, the county assessor must determine whether the map creates one or more parcels not intended for agricultural use. In making such a determination, the county assessor must consider:

1. The size of the parcel or parcels being created;

2. The capacity of the property, including, without limitation, suitability, terrain, availability of water, soil capabilities, type of vegetation grown, growing season, animal unit months and animal units;

3. The viability of the property, including, without limitation, cost and availability of water, soil capacities, market proximity, fencing and suitability of the property for other uses; and

4. Any other factors or criteria that the assessing authority deems appropriate under the circumstances.

(Added to NAC by Tax Comm'n by R030-03, eff. 12-4-2003)

NAC 361A.230 Conversion of property by county assessor. (NRS 360.090**,** 360.250**)** If the county assessor finds that a property has been converted to a higher use or otherwise becomes aware that such a conversion has taken place, the county assessor must convert the property, or that portion of the property no longer qualifying as agricultural property, to a higher use.

(Added to NAC by Tax Comm'n by R030-03, eff. 12-4-2003)

NAC 361A.240 Calculation of deferred tax when property is converted. (NRS 360.090, 360.250, 361A.155, 361A.280) To calculate the amount of deferred tax that must be assessed when property is converted to a higher use:

1. The county assessor must determine what the taxable value of the property would have been pursuant to the provisions of this chapter and NRS 361.227 for the fiscal year in which the conversion took place and for the 6 previous fiscal years. The value of the land must be established based on the taxable value of comparable property for the 6 previous fiscal years.

2. Using the taxable value so derived, the amount of taxes for each fiscal year in which taxes would have been due and payable must then be calculated. The tax rate to be applied to the assessed value must be the rate used in the year for which the taxable value is established.

3. The amount of taxes paid or payable based on the agricultural use assessment must then be subtracted from the amount of taxes calculated pursuant to subsection 2. The resulting difference is the amount of deferred tax which must be added on the next property tax statement pursuant to NRS 361A.280 if the deferred tax has not already been paid.

(Added to NAC by Tax Comm'n by R030-03, eff. 12-4-2003)

GOLF COURSES

NAC 361A.310 Definitions. (NRS 360.090, 360.250, 361A.225) As used in NAC 361A.310 to 361A.440, inclusive, unless the context otherwise requires, the words and terms defined in NAC 361A.320 to 361A.370, inclusive, have the meanings ascribed to them in those sections.

(Added to NAC by Tax Comm'n by R010-07, eff. 10-31-2007)

NAC 361A.320 "Converted to a higher use" defined. (NRS 360.090, 360.250, 361A.225) "Converted to a higher use" has the meaning ascribed to it in NRS 361A.031.

(Added to NAC by Tax Comm'n by R010-07, eff. 10-31-2007)

NAC 361A.330 "Golf course" defined. (NRS 360.090, 360.250, 361A.225) "Golf course" has the meaning ascribed to it in NRS 361A.0315.

(Added to NAC by Tax Comm'n by R010-07, eff. 10-31-2007)

NAC 361A.340 "Golf course land" defined. (NRS 360.090, 360.250, 361A.225) "Golf course land" means the land underlying:

1. A golf course;
2. Any related improvements used in connection with that golf course; and
3. Any appurtenant areas that are necessary for the use of any property described in subsection 1 or 2.

(Added to NAC by Tax Comm'n by R010-07, eff. 10-31-2007)

NAC 361A.350 "Golfing improvements" defined. (NRS 360.090, 360.250, 361A.225) "Golfing improvements" means any improvements to land which are typical and necessary for the use of the property as a golf course, including, without limitation, tees, fairways, bunkers, greens, trees, turf, irrigation, lakes, lake liners, bridges, practice ranges, cart paths, trails and service roads.

(Added to NAC by Tax Comm'n by R010-07, eff. 10-31-2007)

NAC 361A.360 "Marshall and Swift" defined. (NRS 360.090, 360.250, 361A.225) "Marshall and Swift" means the applicable manual published or furnished by the Marshall and Swift Publication Company, as that manual existed on October 1 of the year immediately preceding the current assessment year.

(Added to NAC by Tax Comm'n by R010-07, eff. 10-31-2007)

NAC 361A.370 "Related improvements" defined. (NRS 360.090, 360.250, 361A.225) "Related improvements" means any improvements to land, other than golfing improvements, which are used in connection with a golf course, including, without limitation, clubhouses, pro shops, restaurants, parking lots, swimming pools, tennis courts, maintenance buildings and areas, and nurseries.

(Added to NAC by Tax Comm'n by R010-07, eff. 10-31-2007)

NAC 361A.380 Applicability. (NRS 360.090, 360.250, 361A.225, 361A.280) The provisions of NAC 361A.310 to 361A.440, inclusive, apply to the determination by a county assessor of the taxable value of real property used as a golf course for the purposes of chapter 361A of NRS.

(Added to NAC by Tax Comm'n by R010-07, eff. 10-31-2007)

NAC 361A.390 Golf course land: Determination of taxable value for open-space use. (NRS 360.090, 360.250, 361A.225) A county assessor shall:

1. Determine the value of the golf course land in the same manner as the county assessor would determine the taxable value of the land for purposes other than open-space use;

2. Multiply the amount of acreage of the golf course land by the product obtained by multiplying $2,860 by 1 plus the percentage change in the Consumer Price Index (All Items) for July 1 immediately preceding the date of valuation as compared to July 1, 2004; and

3. If the value calculated pursuant to subsection 1 is:

(a) Greater than or equal to the value calculated pursuant to subsection 2, use the value calculated pursuant to subsection 2 as the taxable value for open-space use of the golf course land; or

(b) Less than the value calculated pursuant to subsection 2, use the product obtained by multiplying the value calculated pursuant to subsection 1 by an open-

space discount factor of 0.74 as the taxable value for open-space use of the golf course land.

(Added to NAC by Tax Comm'n by R010-07, eff. 10-31-2007)

NAC 361A.400 Golfing improvements: Determination of taxable value for open-space use. (NRS 360.090**,** 360.250**,** 361A.225**)** A county assessor shall:

1. Determine the replacement cost of the golfing improvements as provided in NAC 361A.410;

2. Subtract from the amount determined pursuant to subsection 1 an amount for the depreciation of the golfing improvements, calculated at 1.5 percent of the amount determined pursuant to subsection 1 for each year of the adjusted actual age of the golfing improvements, up to a maximum of 50 years; and

3. Multiply the remainder determined pursuant to subsection 2 by a factor for the obsolescence of the golfing improvements, calculated as provided in NAC 361A.420.

(Added to NAC by Tax Comm'n by R010-07, eff. 10-31-2007)

NAC 361A.410 Golfing improvements: Determination of replacement cost. (NRS 360.090**,** 360.250**,** 361A.225**)**

1. For the purposes of subsection 1 of NAC 361A.400, a county assessor shall determine the replacement cost of the golfing improvements for a golf course in accordance with the provisions of this section.

2. Except as otherwise provided in subsection 3, the class of a golf course must be determined by the sum of the number of points assigned to the golf course in accordance with the following criteria:

(a) A golf course must be assigned the number of points which is most nearly equal to the amount calculated by:

(1) Dividing the number 18 by the number of holes on the golf course; and

(2) Multiplying the figure obtained pursuant to subparagraph (1) by the total acreage of the golf course land.

(b) If the slope rating of a golf course, as designated by the United States Golf Association, exceeds 94, the golf course must be assigned the number of points which is equal to the amount calculated by subtracting 94 from that slope rating and multiplying the remainder by 5.

(c) If the total yardage of a golf course exceeds 5,000 yards, as determined from the tee which is farthest from each hole, the golf course must be assigned the number of points which is most nearly equal to the amount calculated by subtracting 5,000 from that total yardage and multiplying the remainder by 0.05.

(d) If par for a golf course:

(1) Is 72 or more, the golf course must be assigned 80 points;

(2) Is 71, the golf course must be assigned 60 points;

(3) Is 70, the golf course must be assigned 40 points;

(4) Is 60 or more but less than 70, the golf course must be assigned 30 points; or

(5) Is less than 60, the golf course must be assigned 20 points.

(e) If a golf course has:

(1) Above-average water features, except as otherwise provided in subparagraph (2), the golf course must be assigned 10 points; or

(2) Extensive and elaborate water features which come into play on a majority of the holes, the golf course must be assigned 30 points.

(f) If a golf course has:

(1) Above-average landscaping, except as otherwise provided in subparagraph (2), the golf course must be assigned 10 points; or

(2) Extensive and elaborate landscaping, including many large, transplanted trees, the golf course must be assigned 30 points.

(g) If the total number of points assigned to a golf course pursuant to paragraphs (a) to (f), inclusive:

(1) Does not exceed 300, the golf course must be designated as a class I course;

(2) Is greater than 300 and does not exceed 450, the golf course must be designated as a class II course;

(3) Is greater than 450 and does not exceed 540, the golf course must be designated as a class III course;

(4) Is greater than 540 and does not exceed 610, the golf course must be designated as a class IV standard course;

(5) Is greater than 610 and does not exceed 650, the golf course must be designated as a class IV good championship course; or

(6) Is greater than 650, the golf course must be designated as a class IV excellent championship course.

3. If any information necessary to determine the class of a golf course pursuant to subsection 2 is unavailable, a county assessor shall use his best judgment to determine the class of the golf course.

4. A county assessor shall assign a cost per hole to a golf course which, except as otherwise provided in this subsection, must be within the cost range per hole for the class of the golf course, as specified in the recreational facilities section for golf courses in Marshall and Swift. The county assessor may assign a cost per hole which exceeds the maximum amount of that cost range only by:

(a) A maximum amount of 3 percent, as appropriate, to account for any excessive grading required for the golf course land; and

(b) The appropriate recreational facilities multiplier and local cost multiplier, as specified in Marshall and Swift.

5. The replacement cost of the golfing improvements must be calculated by:

(a) Multiplying the appropriate cost per hole, as determined pursuant to subsection 4 for the class of the golf course, by the number of holes on the golf course; and

(b) Adding the amount of any additional unit costs for bridges, man-made water features and special drainage requirements, as specified in Marshall and Swift, to the amount determined pursuant to paragraph (a).

(Added to NAC by Tax Comm'n by R010-07, eff. 10-31-2007)

NAC 361A.420 Golfing improvements: Calculation of factor for obsolescence. (NRS 360.090**,** 360.250**,** 361A.225**)** For the purposes of subsection 3 of NAC 361A.400, a county assessor shall:

1. Determine the number of rounds of golf played on a golf course during the 12-month period ending on June 30 immediately preceding the date of valuation;
2. Determine the number of rounds of golf played on that golf course during the busiest month of that period;
3. Multiply the number determined pursuant to subsection 2 by 12;
4. Divide the number determined pursuant to subsection 1 by the number determined pursuant to subsection 3; and
5. Apply the figure determined pursuant to subsection 4 as the factor for the obsolescence of the golfing improvements.

(Added to NAC by Tax Comm'n by R010-07, eff. 10-31-2007)

NAC 361A.430 Determination of taxable value of real property used as golf course and related improvements and personal property. (NRS 360.090**,** 360.250**,** 361A.225**)** A county assessor shall:

1. Except as otherwise provided in subsection 3:

(a) Determine the taxable value for open-space use of real property used as a golf course by adding the amounts determined pursuant to subsection 3 of NAC 361A.390 and subsection 3 of NAC 361A.400;

(b) Determine the taxable value of any related improvements used in connection with that golf course in the same manner as the county assessor would determine the value of similar improvements that are not used in connection with a golf course; and

(c) Determine the taxable value of any personal property used in connection with that golf course in the same manner as the county assessor would determine the value of similar property that is not used in connection with a golf course;

2. Add the amounts determined pursuant to subsection 1; and
3. If the sum determined pursuant to subsection 2 exceeds the full cash value of the golf course and any related improvements and personal property used in connection with that golf course, when valued as a single unit, reduce the total taxable value of the golf course and any related improvements and personal property used in connection with that golf course to that full cash value.

(Added to NAC by Tax Comm'n by R010-07, eff. 10-31-2007)

NAC 361A.440 Calculation of deferred tax due when property is converted to higher use. (NRS 360.090**,** 360.250**,** 361A.225**,** 361A.280**)** If a golf course or any

portion thereof is converted to a higher use, the county assessor shall calculate the deferred tax due on the real property converted to a higher use on the basis of the difference between:

1. The taxable value of that property for each pertinent fiscal year as determined in accordance with NAC 361A.390 to 361A.430, inclusive; and

2. The taxable value of that property for each pertinent fiscal year as determined by adding:

(a) The applicable amount determined pursuant to subsection 1 of NAC 361A.390; and

(b) The applicable product determined pursuant to subsection 3 of NAC 361A.400,

➥ except that for the purposes of this subsection, the taxable value of that property must not exceed its full cash value.

(Added to NAC by Tax Comm'n by R010-07, eff. 10-31-2007)

STATE OF NEVADA

DEPARTMENT OF TAXATION

MAIN OFFICE
3850 Arrowhead Drive
Carson City, Nevada 89706

JOE LOMBARDO
Governor

GEORGE KELESIS
Chair, Nevada Tax Commission

SHELLIE HUGHES
Executive Director

October 15, 2025

To: All Assessors

Re: Golf Course Tables

NEVADA TAX COMMISSION
NOTICE OF DECISION

The matter of the Addendum to Bulletin 215, 2026-2027 Agricultural Land Values and Open Space Property Procedures to assess the taxable value of land that fall into subject categories, came before the Nevada Tax Commission (the "Commission") for consideration on October 6, 2025, after due notice to each County Assessor. This matter came before the Commission for approval.

DECISION

The Commission, having considered all evidence and testimony pertaining to the matter, hereby adopts the Bulletin 215, 2026-2027 Agricultural Land Values and Open Space Property Procedures as reported by the Department for use by the County Assessors pursuant to NRS 361.325(1) and NRS 361A.225(2).

FOR THE COMMISSION:

SHELLIE HUGHES
Executive Director
Nevada Department of Taxation

cc: Cheryl Erskine, Coordinator of Assessment Standards

October 15, 2025

CERTIFICATE OF SERVICE

I hereby certify that on the 15, October, 2025 that I have this day served the foregoing document upon all parties as listed below by emailing a copy thereof:

Carson City Assessor's Office – Kimberly Adams, kadams@carson.org
Churchill County Assessor's Office – Denise Mondhink-Felton, denise.felton@churchillcountynv.gov
Clark County Assessor's Office – Briana Johnson, bap@clarkcountynv.gov
Douglas County Assessor's Office – Trent Tholen, ttholen@douglasnv.us
Elko County Assessor's Office – Janet Iribarne, jiribarne@elkocountynv.net
Esmeralda County Assessor's Office – Kathleen Keyes, kkeyes@esmeraldacountynv.gov
Eureka County Assessor's Office – Mike Mears, mmears@eurekacountynv.gov
Humboldt County Assessor's Office – Andy Heiser, andy.heiser@humboldtcountynv.gov
Lander County Assessor's Office – Lura Duvall, assessor@landercountynv.org
Lincoln County Assessor's Office – Cydney Dwire, cdwire@lincolnnv.com
Lyon County Assessor's Office – Troy Villines, tvillines@lyon-county.org
Mineral County Assessor's Office – Kevin Chisum, assessor@mineralcountynv.org
Nye County Assessor's Office – Sheree Stringer, sstringer@nyecountynv.gov
Pershing County Assessor's Office – Laureen Basso-Cerini, lcerini@pershingcountynv.gov
Storey County Assessor's Office – Jana Seddon, jseddon@storeycounty.org
Washoe County Assessor's Office – Chris Sarman, csarman@wahoecounty.gov
White Pine Assessor's Office – Burton Hilton, bhilton@whitepinecountynv.gov

Hector Sepulveda
Administrative Assistant IV
Nevada Department of Taxation

NEVADA TAX COMMISSION
October 6, 2025

TOPIC:
Approval of Addendum to Bulletin 215, 2026-2027 Agricultural Land Values and Open Space Property Procedures – Golf Course Tables

N/A
N/A
N/A

AUTHORITY:
Nevada Revised Statutes 361A.225(2) provides that the Nevada Tax Commission will establish a manual for determining the value for open-space use of real property used as a golf course. NRS 361A.225(2)(b) requires publishing the modifiers of the Marshall and Swift Publication Company for the purpose of valuing improvements; and for the purpose of valuing land, using the CPI (All Items) index for July 1 of the current year as compared to July 1, 2004.

RECOMMENDATION:
The Department recommends the Nevada Tax Commission adopt the Addendum to Bulletin 215, 2026-2027 Agricultural Land Values and Open Space Property Procedures – Golf Course Tables.

EXPLANATION:
The Agricultural Land Values and Open Space Property Procedures are reviewed annually by the staff at the Division of Excise & Local Government Services and the instructions are updated annually. The bulletin is used to assess the taxable value of land falling into the subject categories. The 2026-2027 Agricultural Bulletin, which contains the methodology for valuing golf courses, was adopted by the Commission on May 7, 2025. This is an addendum to update the improvement indices and CPI factor for golf course properties.

The permanent regulations governing valuation of open-space golf courses adopted by the Commission, effective October 31, 2007, are included in the Agricultural Bulletin adopted in May. Because the new regulations require the CPI to be calculated from July 1st each year, the Agricultural Bulletin cannot be updated for golf course open space until after the July CPI is obtained.

APPLICABLE STATUTES AND/OR REGULATIONS:
NRS 361A.225(2)

Nevada Department of Taxation

Golf Course Cost Tables

2026-2027

Addendum to 2026-2027 Agricultural Bulletin

GOLF COURSE OPEN-SPACE LAND VALUE		07/2025	
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**
2025	343.234	1.78	$ 5,091
2024	333.174	1.73	$ 4,948
2023	324.865	1.68	$ 4,805
2022	313.951	1.63	$ 4,662
2021	289.863	1.50	$ 4,290
2020	275.597	1.43	$ 4,090
2019	271.029	1.41	$ 4,033
2018	263.971	1.37	$ 3,918
2017	254.708	1.32	$ 3,775
2016	248.412	1.17	$ 3,681
2015	245.040	1.19	$ 3,641
2014	241.850	1.22	$ 3,594
2013	236.341	1.23	$ 3,518
2012	231.893	1.20	$ 3,432
2011	227.805	1.18	$ 3,375
2010	221.331	1.15	$ 3,289
2009	219.484	1.14	$ 3,260
2008	223.867	1.16	$ 3,318
2007	212.542	1.10	$ 3,146
2006	206.700	1.07	$ 3,060
2005	198.600	1.03	$ 2,946
2004	192.900		$ 2,860

M&S LOCAL COST MULTIPLIER--S	
SECTION 99 PAGE 8	**01/2025**
NEVADA	**1.14**
CARSON CITY	**1.10**
CHURCHILL	**1.04**
CLARK	**1.13**
DOUGLAS	1.10
ELKO	**1.16**
ESMERALDA	0.94
EUREKA	1.16
HUMBOLDT	1.16
LANDER	1.16
LINCOLN	**1.04**
LYON	0.94
MINERAL	1.04
NYE	**0.94**
PERSHING	1.04
STOREY	1.15
TAHOE	**1.22**
WASHOE	**1.15**
WHITE PINE	1.04

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

Nevada Department of Taxation

Golf Course Cost Tables

2026-2027

Addendum to 2026-2027 Agricultural Bulletin

COST RANGE PER HOLE		M&S CURRENT GCM* =		1.04
01/2025		QUALITY		
POINTS	CLASS	L	M	H
0	I	110,240	131,040	151,840
301	II	158,080	191,880	225,680
451	III	228,800	282,360	335,920
541	IVS	343,200	446,680	550,160
611	IVG	494,000	628,160	762,320
651	IVE	964,080	1,238,640	1,513,200

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

COST RANGE PER HOLE		M&S SECTION 67 PAGE 1		12/2023
		QUALITY		
POINTS	CLASS	L	M	H
0	I	106,000	126,000	146,000
301	II	152,000	184,500	217,000
451	III	220,000	271,500	323,000
541	IVS	330,000	429,500	529,000
611	IVG	475,000	604,000	733,000
651	IVE	927,000	1,191,000	1,455,000

COMPONENT COSTS PER HOLE	LOW COST		MEDIUM		HIGH COST	
01/2025 WITH M&S GCM = 1.04	I	II	III	IVS	IVG	IVE
STORM DRAINS	6,970	20,385	30,370	63,960	88,920	141,440
BRIDGES, RAILINGS, TUNNELS	2,550	8,890	12,690	20,070	21,945	35,670
WATER FEATURES	8,890	24,230	44,720	68,900	88,920	226,720

COMPONENT COSTS PER HOLE	LOW COST		MEDIUM		HIGH COST	
12/2023 M&S SEC 67 PG 1	I	II	III	IVS	IVG	IVE
STORM DRAINS	6,700	19,600	29,200	61,500	85,500	136,000

ITEM VI. 5 - 2026-2027 RURAL BUILDING MANUAL

STATE OF NEVADA

DEPARTMENT OF TAXATION

MAIN OFFICE
3850 Arrowhead Drive
Carson City, Nevada 89706

JOE LOMBARDO
Governor

GEORGE KELESIS
Chair, Nevada Tax Commission

SHELLIE HUGHES
Executive Director

May 22, 2025

To: All Assessors

Re: Rural Building Costs

NEVADA TAX COMMISSION
NOTICE OF DECISION

The matter of the 2026-2027 Assessor's Handbook of Rural Building Costs, came before the Nevada Tax Commission (the "Commission") for consideration on May 7, 2025, after due notice to each County Assessor. This matter came before the Commission for approval.

DECISION

The Commission, having considered all evidence and testimony pertaining to the matter, hereby adopts the 2026-2027 Assessor's Handbook of Rural Building Costs listing costs as reported by the Department for use by the County Assessors pursuant to NAC 361.128(2).

FOR THE COMMISSION:

SHELLIE HUGHES
Executive Director
Nevada Department of Taxation

cc: Cheryl Erskine, Coordinator of Assessment Standards

May 22, 2025

CERTIFICATE OF SERVICE

I hereby certify that on the 20, May, 2025 that I have this day served the foregoing document upon all parties as listed below by emailing a copy thereof:

Carson City Assessor's Office – Kimberly Adams, kadams@carson.org
Churchill County Assessor's Office – Denise Mondhink-Felton, denise.felton@churchillcountynv.gov
Clark County Assessor's Office – Briana Johnson, bap@clarkcountynv.gov
Douglas County Assessor's Office – Trent Tholen, ttholen@douglasnv.us
Elko County Assessor's Office – Janet Iribarne, jiribarne@elkocountynv.net
Esmeralda County Assessor's Office – Kathleen Keyes, kkeyes@esmeraldacountynv.gov
Eureka County Assessor's Office – Mike Mears, mmears@eurekacountynv.gov
Humboldt County Assessor's Office – Andy Heiser, andy.heiser@humboldtcountynv.gov
Lander County Assessor's Office – Lura Duvall, assessor@landercountynv.org
Lincoln County Assessor's Office – Cydney Dwire, cdwire@lincolnnv.com
Lyon County Assessor's Office – Troy Villines, tvillines@lyon-county.org
Mineral County Assessor's Office – Kevin Chisum, assessor@mineralcountynv.org
Nye County Assessor's Office – Sheree Stringer, sstringer@nyecountynv.gov
Pershing County Assessor's Office – Laureen Basso-Cerini, lcerini@pershingcountynv.gov
Storey County Assessor's Office – Jana Seddon, jseddon@storeycounty.org
Washoe County Assessor's Office – Chris Sarman, csarman@washoecounty.gov
White Pine Assessor's Office – Burton Hilton, bhilton@whitepinecountynv.gov

Hector Sepulveda
Administrative Assistant IV
Nevada Department of Taxation

NEVADA TAX COMMISSION
May 7, 2025

TOPIC:
Approval of 2026-2027 Assessor's Handbook of Rural Building Costs

AUTHORITY:
Nevada Revised Statutes 361.227(6)(a) provides for the Nevada Tax Commission to establish standards for determining the cost of replacement of improvements of various kinds. Nevada Administrative Code 361.128(2)(a) requires assessors to use the Rural Building Cost Manual adopted by the Commission in determining the cost of certain rural buildings.

RECOMMENDATION:
The Department recommends the Nevada Tax Commission adopt the 2026-2027 Rural Building Cost Manual for use in costing rural improvements on the 2026-2027 tax roll.

EXPLANATION:
The Rural Building Cost Manual is reviewed annually by Department staff. Costs are updated as necessary to reflect current building costs in rural areas. The manual is used to cost improvements typically found on ranches or in rural areas.

APPLICABLE STATUTES AND/OR REGULATIONS:
NRS 361.227(6)(a)
NAC361.128(2)(a)

Executive Summary of Changes

The following table lists changes from the last approved publication to the current year's publication which is being presented for approval:

Page	Last Publication	Current Publication
All	2025-2026 fiscal year	All references to the fiscal year were changed to the current fiscal year of 2026-2027
Intro	Rural Building Costs	The manual is being separated into three parts this year – Section A - Rural Building Costs, Section B - Alternate Costs, and Section C - Alternate Cost Approvals.
Part A	**Rural Building Costs**	**This section provides a broad listing of structures and improvements which are customarily found in such areas. It includes photos and descriptions which may be useful when classifying such property.**
Part A Sect 1 Pg 1-32	Rural Building Costs Basic Farm Buildings	This section was updated with current Marshall & Swift Commercial Manual costs, cost multipliers and local factors.
Part A Sect 2 Pg 1-10	Rural Building Costs Dairy Barns	This section was updated with current Marshall & Swift Commercial Manual costs, cost multipliers and local factors, with the exception of vacuum pumps which was obtained from on-line vendors because this specific cost was not contained in Marshall & Swift.
Part A Sect 3 Pg 1-3	Rural Building Costs Bunkhouses	This section was updated with current Marshall & Swift Commercial Manual costs, cost multipliers and local factors.
Part A Sect 4 Pg 1-3	Rural Building Costs Utilities	This section was updated with current Marshall & Swift Commercial Manual costs, cost multipliers and local factors.
Part A Sect 5 Pg 1-12	Rural Building Costs Corrals & Fences	This section was updated with current Marshall & Swift Commercial Manual costs, cost multipliers and local factors, with the exception of the following due to specific costs not being contained in Marshall & Swift and use of on-line vendors: - Cattle Squeezes - Round Bottomless Stock Tanks - Automatic Waterers with Heaters - Commercially Manufactured Metal Fence Panels - Commercially Manufactured Metal Gates

		- Professional Roping and Dogging Chute - Bucking Chute - Crowding Alleys - Feeder Panels
Part A Sect 6 Pg 1-9	Rural Building Costs Miscellaneous Costs	This section was updated with current Marshall & Swift Commercial Manual costs, cost multipliers and local factors, with the exception of Vine Training Systems which were obtained from on-line vendors because these specific costs were not contained in Marshall & Swift.
	On-line vendors used for cost comparison and valuation:	www.coburn.com www.farmandranchdepot.com beavervalleysupply.com westernranchsupply.com tractorsupply.com ackermansonline.com www.ranchcity.com www.fleetfarm.com farmranchstore.com valleyvet.com north40.com globalfuelingsystems.com homedepot.com www.solartown.com grainger.com enphase.com tesla.com stockyardsupply.com energy.gov peaveymart.com lowes.com whitecap.com cedarstoneindustry.com versatube.com menards.com smarchargeamerica.com totalfarmandfence.com
Part A Sect 7 Pg 1-8	Rural Building Costs Computational Tables	This information remains unchanged from previous years.
Part B	**Alternate Costs**	**This section provides costs typically requested by assessors in the past as well as some items from the Rural Building Costs which didn't typically fit a rural property setting.**

Part B Sect 1 Pg 1-2	Alternate Costs Telecom/Communications	This section was updated with current Marshall & Swift Commercial Manual costs, cost multipliers and local factors.
Part B Sect 2 Pg 1-6	Alternate Costs Fueling	This section was updated with current Marshall & Swift Commercial Manual costs, cost multipliers and local factors, with the exception of pumps/dispensers, compressed natural gas filling stations, residential electric car chargers and commercial electric car chargers which were obtained from various internet vendors since these costs are not found in the Marshall & Swift Commercial Manual.
Part B Sect 3 Pg 1-4	Alternate Costs Municipal Utility Plants	This section provides photos, schematics and direction to the costs located in the Marshall & Swift Commercial Manual.
Part B Sect 4 Pg 1-2	Alternate Costs Grease Interceptors	This section provides photos, schematics and costs for concrete grease interceptors.
Part B Sect 5 Pg 1	Alternate Costs Residential Solar	This section is new this year and provides photos, schematics and costs for passive residential solar systems. The costs have been extracted from the M/S Residential Manual.
Part C	**Assessors' Alternate Cost Requests & Approvals**	**This section contains the request and approval letters for use of alternate costs as required by NAC 361.182(4).**
Part C Sect 1 Pg 1-18	Assessors' Alternate Cost Approvals	

NEVADA DEPARTMENT OF TAXATION

Division of Excise & Local Government Services

2026-2027

RURAL BUILDING COSTS MANUAL

DATE OF VALUATION JANUARY 1, 2025

INSTRUCTIONS FOR USE

The Rural Building Costs Manual is divided into three parts. These sections are intended to be an assessment tool to standardize and streamline improvement valuations for the types of properties identified in each part.

Real estate is defined in NRS 361.035, and includes land, houses, buildings, fences, ditches, structures, erections, railroads, other improvements, and property rights. Real property is further defined in NAC 361.11715 as land, fixtures, improvements, on-site enhancements, and any rights, interests, benefits and privileges belonging to or attached to the land.

NAC 361.1127 defines a fixture as an item, other than a trade fixture, that was originally personal property which has been installed or attached to land or an improvement in a permanent manner. By reference, this incorporates Appendix E of the Personal Property Manual into this manual to determine whether fixtures are real or personal property.

Most costs contained in this manual are based on costs extracted from the Marshall and Swift Costing Service Manual. Nevada multipliers have **not** been added to all costs so the local multiplier for the appropriate area must be applied to the costs of the tables with that indication.

Based on current construction practices, all costs found in the Marshall and Swift Cost Manual are absent of any adjustments for unskilled farm labor. As such, assessors will not adjust values upward by 33 percent as authorized by NAC 361.128 paragraph 3(b). However, to account for the use of unskilled farm labor in the construction of improvements, assessors may make downward adjustments of 25 percent when appropriate.

All photos contained in this manual are to be used as a guide to help determine quality, class and style of buildings. Photos are not to be used as a method for determination of whether a building should be valued using this section.

If the sections of this manual or the Marshall Swift Cost Manuals do not contain costs for a particular kind of structure or improvement, the county assessor may apply to the Executive Director for permission to use alternative recognized cost manuals, cost determinations or subscription services per NAC 361.128(4).

Section A – Rural Building Costs

Section A is intended for use on rural properties and provides a broad listing of structures and improvements which are customarily found in such areas. It includes photos and descriptions which may be useful to assessors when classifying improvement quality or computing segregated costs.

There is an assumption that the installation of some yard improvements on a rural property would be in a much higher quantity than on a residential lot property; therefore, costs contained in this section include the maximum size adjustment allowed. If smaller quantities are being appraised, the appropriate costs from the Marshall and Swift Commercial or Residential Manuals should be used.

Concrete flatwork costs contained in this section are specific to concrete being poured as a concrete floor during construction of farm buildings or other farm improvements and should be used only when additional concrete flatwork was constructed at the same time (i.e., around feed troughs, horse

barns, etc.). For other concrete flatwork, please refer to the Marshall & Swift Commercial Manual (S66P2 – Yard Improvements) or the Marshall & Swift Residential Manual (C-5 – Yard Improvements) for more appropriate costs.

Section B – Alternate Costs

Section B provides improvement valuations for items more typically requested by the assessors because they cannot be found in the Marshall and Swift Costing Service Manuals. The costs provided have been researched and developed utilizing multiple sources.

Section C – Assessors' Alternate Cost Approvals

Section C provides the Executive Director's list of requested and approved alternate costs as required by NAC 361.128(4).

2026-2027

PART A

RURAL BUILDING COSTS

TABLE OF CONTENTS

2026-2027 – PART A RURAL BUILDING COSTS

BASIC FARM BUILDINGS – SECTION 1

GENERAL PURPOSE BARNS 1
HAY STORAGE BARNS 5
FEED BARNS 7
POLE BARNS 9
SHOPS 13
MACHINERY AND EQUIPMENT SHEDS 15
SMALL SHEDS AND PUMP HOUSES 17
GENERAL PURPOSE BUILDINGS 19
ROOT CELLARS 21
COLD STORAGE WALK-IN BOXES & POTATO STORAGE WAREHOUSES 22
STEEL BUILDINGS – FARM AND RANCH 26
STEEL BUILDINGS – ADDITIONAL FEATURES 28
PREFABRICATED METAL HORSE STABLES 29
LIGHT FRAMED METAL BUILDINGS (CARPORTS, GARAGES) 31

DAIRY BARNS – SECTION 2

DAIRY BARNS – MILKING PARLORS 4
MILK STORAGE, WASH AND EQUIPMENT ROOMS 6
WASH PEN AND HOLDING AREA 8
DAIRY EQUIPMENT 9

BUNK HOUSES – SECTION 3

BUNK HOUSES 1

UTILITIES – SECTION 4

DOMESTIC WATER SYSTEMS 1
SEPTIC TANKS 3
MOBILE HOME HOOKUPS 3

CORRALS AND FENCES – SECTION 5

WOOD, METAL AND WIRE FENCING, FEED TROUGHS, CONCRETE FLATWORK AND WALLS 1
CHAIN LINK FENCING AND GATES 4
LOADING CHUTES AND DIPPING VATS 6
CATTLE GUARDS, CATTLE SQUEEZE, AND WINDMILLS 8
CATTLE AND HORSE WATERING TANKS 10
COMMERCIALLY MANUFACTURED METAL FENCE PANELS AND CATTLE HANDLING EQUIPMENT 11

MISCELLANEOUS COSTS – SECTION 6

FARM SILOS 1
STEEL GRAIN BINS 3
FEED TANKS 4
GRAIN HANDLING SYSTEMS 5
ELECTRIC POWER PLANTS 6
LIVESTOCK SCALES, SCALE CAGES 7
MOTOR TRUCK SCALES 8
VINEYARD STAKES/TRELLISES 9

COMPUTATIONAL TABLES – SECTION 7

MEASUREMENT PRINCIPLES 1
WEIGHTS AND MEASURES 1
- METRIC MEASURE 1
- LINEAR MEASURE 1
- SURVEYOR'S MEASURE 1
- SQUARE MEASURE 2
- CUBIC MEASURE 2
- ANGLES AND ARCS 2
- BOARD MEASURE 2

AREAS 3
MEASURES AND THEIR EQUIVALENTS 3
WEIGHTS – BRICK AND LIME 4
MISCELLANEOUS WEIGHT AND MEASURE EQUIVALENTS 4
AREAS AND MEASUREMENTS 5

COUNTY ALLOCATION TABLES

- TABLE FOR AREA AND CAPACITY OF CIRCULAR TANKS 6
- TABLE FOR CONVERSION OF LINEAR INTO BOARD FEET 7
- BOARD MEASURE 7
- CENTER PIVOT IRRIGATION SYSTEM DATA 8

PART A

2026-2027 RURAL BUILDING COSTS

Section 1

BASIC FARM BUILDINGS

METAL BARNS



LOW QUALITY



AVERAGE QUALITY



GOOD QUALITY

PHOTOS COURTESY OF CHURCHILL COUNTY ASSESSOR

WOOD BARNS



LOW QUALITY



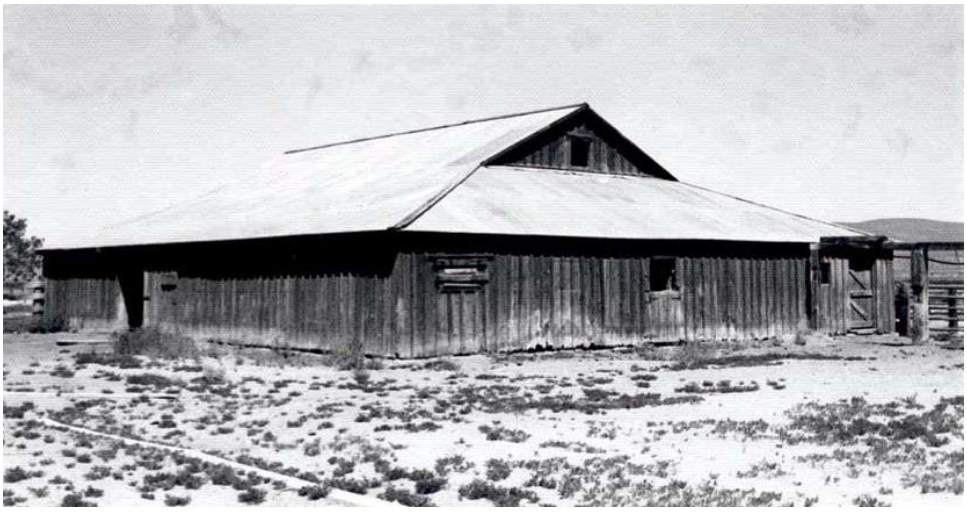
AVERAGE QUALITY



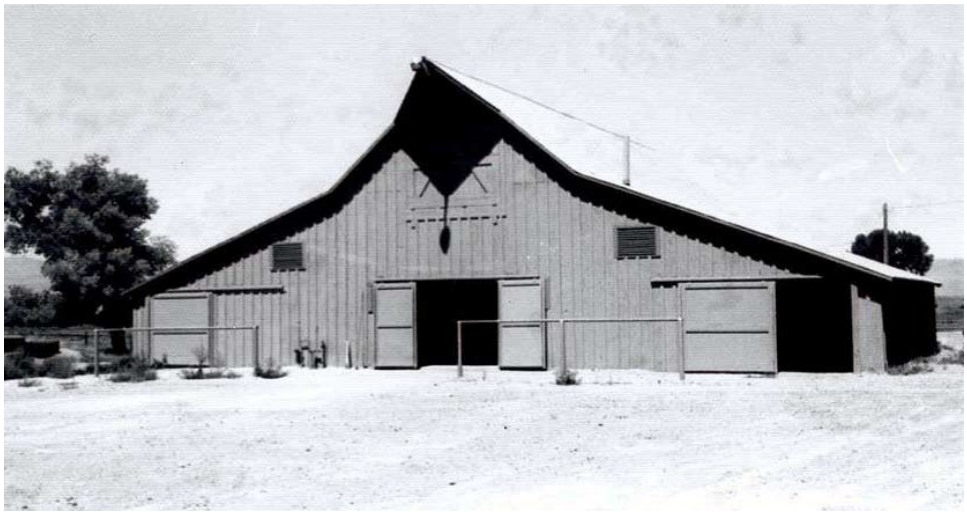
GOOD QUALITY

PHOTOS COURTESY OF CHURCHILL COUNTY ASSESSOR

GENERAL PURPOSE BARNS



LOW QUALITY



AVERAGE QUALITY



GOOD QUALITY

GENERAL PURPOSE BARNS

General purpose barns are multipurpose buildings that may include livestock stalls, grooming areas, hay/grain storage, supply rooms, equipment maintenance or other specialized areas.

COMPONENT	CLASS 1 LOW QUALITY	CLASS 2 AVERAGE QUALITY	CLASS 3 GOOD QUALITY
Foundation	Perimeter concrete and column footings	Perimeter concrete and column footings	Perimeter concrete and column footings
Floor	Dirt	Dirt	Dirt
Wall Structure	Light wood boxed frame or wood posts and beams, 10’ eave height	Average 2”x 4”, 24” on center, 10’ eave height	Concrete block or good 2”x 4”, 16” on center or 2”x 6”, 24” on center, 10’ eave height
Exterior Wall Cover	Light wood siding board and batten or light aluminum siding	Average wood or aluminum siding	Good wood siding painted or standard gauge corrugated iron or aluminum siding
Roof Construction	Medium pitch, 2”x 4” rafters 24” to 36” on center, composition decking	Medium pitch, wood joists, wood or composition decking	Medium pitch, wood joists, wood or composition decking
Roof Cover	Composition shingle, asphalt roll paper or light wood shingles	Good wood shingles, light aluminum or corrugated iron	Standard gauge aluminum, corrugated iron or good wood shingles
Electrical	Minimal per class	Minimal per class	Minimal per class
Plumbing	Minimal per class	Minimal per class	Minimal per class

Includes normal stalls commensurate with quality class.

CLASS	1,000	2,000	3,000	4,000	5,000	6,000	7,000	8,000	9,000	10,000	11,000
1	$ 34.99	29.23	26.86	25.66	24.94	24.46	24.09	23.44	23.02	22.54	21.99
2	50.38	41.70	37.92	36.10	35.01	34.35	33.82	32.87	32.10	31.30	30.60
3	63.08	55.92	52.14	50.12	49.09	48.31	47.82	46.83	46.05	45.21	44.62

ADD Concrete or wood floors, or concrete flatwork per square foot: $ 5.34

Lofts per square foot of floor area

Low Quality: $ 7.37
Average Quality: 9.67
Good Quality: 12.70

NOTE: Above costs are based on professional construction labor supervised by a contractor or his job foreman. For farm labor with no professional supervision, costs should be adjusted downward by 25 percent relative to the quality of the finished product.

HAY STORAGE BARNS



AVERAGE QUALITY



GOOD QUALITY

HAY STORAGE BARNS

COMPONENT	CLASS 1 LOW QUALITY	CLASS 2 AVERAGE QUALITY	CLASS 3 GOOD QUALITY
Foundation	Redwood or cedar mudsills	Concrete or masonry piers	Continuous concrete
Floor	Dirt	Dirt	Dirt
Wall Structure	Light wood boxed frame or wood posts and beams, 10' eave height	Average 2"x 4", 24" on center, 10' eave height	Good 2"x 4", 16" on center or 2"x 6", 24" on center, 10' eave height
Exterior Wall Cover	Light wood siding, board and batten or light aluminum siding	Average wood or aluminum siding	Good wood siding painted, standard gauge corrugated iron or aluminum siding
Roof Construction	Medium to high pitch 2"x 4" rafters 24" to 36" on center, or light wood trusses	Medium to high pitch, average wood trusses	Medium to high pitch, good wood trusses
Roof Cover	Composition shingle, asphalt roll paper or light wood shingles	Good wood shingles, light aluminum or corrugated iron	Standard gauge aluminum, corrugated iron or good wood shingles
Electrical	Minimal per class	Minimal per class	Minimal per class
Plumbing	Minimal per class	Minimal per class	Minimal per class

SQUARE FOOT COSTS

CLASS	1,000	2,000	3,000	4,000	5,000	6,000	7,000	8,000	9,000	10,000	11,000
1	$ 32.47	26.66	24.31	23.09	22.49	21.87	21.59	20.90	20.47	20.00	19.70
2	45.65	36.55	32.35	30.60	29.41	28.01	27.66	26.50	25.59	24.58	24.09
3	62.59	50.56	45.51	42.46	41.34	39.96	39.18	37.70	36.67	35.25	34.36

ADD Concrete or wood floors, or concrete flatwork per square foot: $ 5.34

Lofts per square foot of floor area

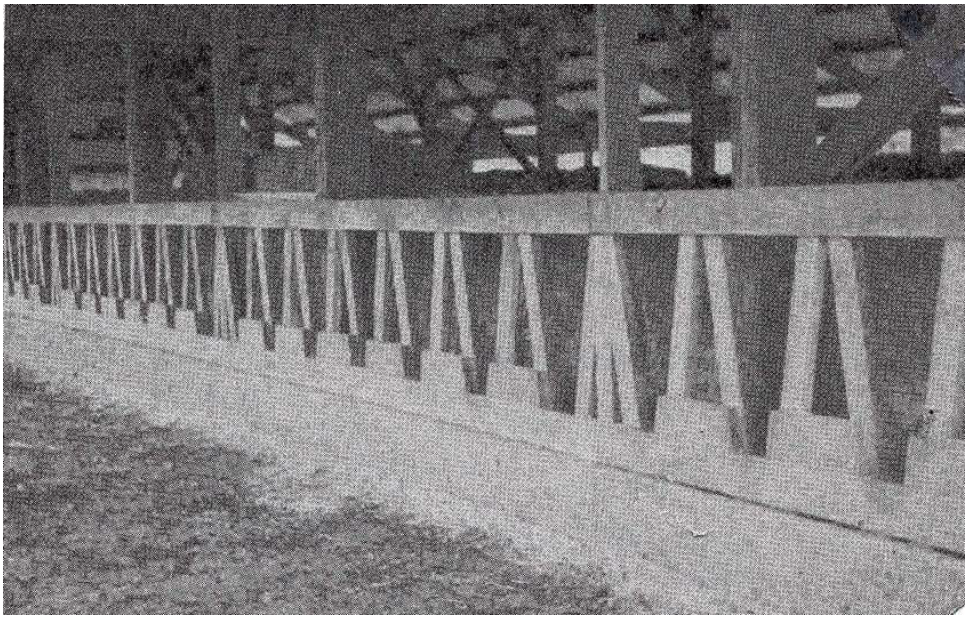
Low Quality: $ 7.37
Average Quality: 9.67
Good Quality: 12.70

NOTE: Above costs are based on professional construction labor supervised by a contractor or his job foreman. For farm labor with no professional supervision, costs should be adjusted downward by 25 percent relative to the quality of the finished product.

FEED BARNS



AVERAGE QUALITY



INTERIOR DETAIL



GOOD QUALITY

FEED BARNS

COMPONENT	CLASS 1 LOW QUALITY	CLASS 2 AVERAGE QUALITY	CLASS 3 GOOD QUALITY
Foundation	Redwood or cedar mudsills	Concrete or masonry piers	Continuous concrete
Floor	Dirt	Dirt	Dirt
Wall Structure	Light wood frame, 10' eave height	Average wood frame, 10' eave height	Good wood frame, 10' eave height
Exterior Wall Cover	Closed sides and open ends	Partially open sides, standard corrugated iron or average wood siding on ends	Partially open sides, good quality siding
Roof Construction	Medium to low pitch 2"x 4" rafters 24" to 36" on center, or light wood trusses	Medium to low pitch, average wood trusses	Medium to low pitch, good wood trusses
Roof Cover	Light metal or composition shingle	Standard gauge corrugated metal	Wood shingles
Electrical	Minimal per class	Minimal per class	Minimal per class
Plumbing	Minimal per class	Minimal per class	Minimal per class

Includes normal feed stalls commensurate with quality class.

SQUARE FOOT COSTS

CLASS	1,000	2,000	3,000	4,000	5,000	6,000	7,000	8,000	9,000	10,000	11,000
1	$ 21.92	20.32	19.45	18.88	18.65	18.53	18.40	18.30	18.20	18.08	18.05
2	26.68	25.17	24.16	23.35	22.86	22.65	22.48	22.34	22.20	22.09	22.06
3	35.54	34.12	32.94	32.01	31.17	30.68	30.44	30.29	30.19	29.90	29.75

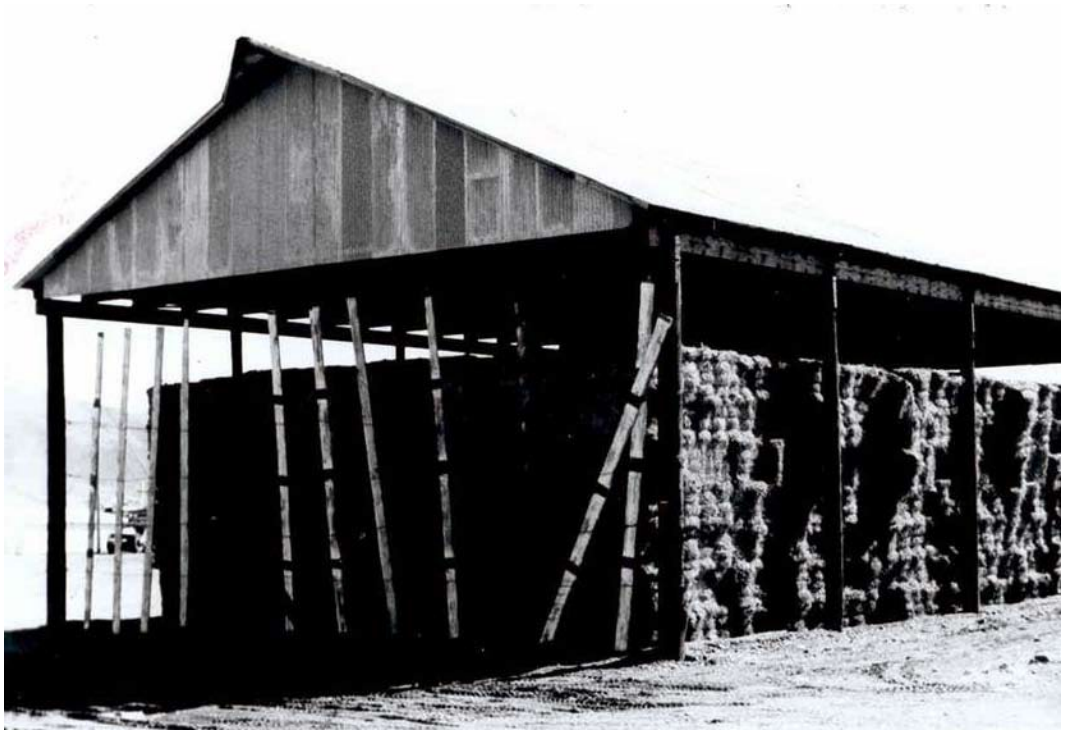
ADD Concrete or wood floors, or concrete flatwork per square foot: $ 5.34

Lofts per square foot of floor area

Low Quality: $ 7.37
Average Quality: 9.67
Good Quality: 12.70

NOTE: Above costs are based on professional construction labor supervised by a contractor or his job foreman. For farm labor with no professional supervision, costs should be adjusted downward by 25 percent relative to the quality of the finished product.

POLE BARNS



AVERAGE QUALITY – ALL SIDES OPEN
WOODEN POLES – WOOD FRAME



GOOD QUALITY – ALL SIDES OPEN
STEEL POLES, STEEL TRUSS & STEEL FRAME

POLE BARNS - AVERAGE QUALITY

Structure	Poles 15’ to 20’ on center
Floor	Dirt - use square foot additive for concrete
Roof	Average wood trusses or average steel trusses, low pitch, corrugated iron or aluminum cover, gable end enclosed, 2’ overhang on 2 sides
Walls	18’ wall height, average wood frame or average prefabricated steel frame with corrugated iron covering where called for

All costs listed are based on average quality materials. Use multiplier for good quality materials--heavy steel frame and trusses, wide span, heavy gauge roof cover. Use multiplier for low quality materials--light wood poles and frame with light wood or steel trusses and light gauge roof cover.

SQUARE FOOT COSTS

TYPE "A" (ALL SIDES OPEN)

END WIDTH	SIDE LENGTH 34'	51'	68'	85'	102'	119'	136'	153'	170'	187'
20'	$ 18.41	17.83	17.29	16.81	16.81	16.19	16.19	16.19	16.19	16.19
25'	17.29	16.81	16.19	15.73	15.19	15.19	15.19	15.19	15.19	15.19
30'	16.47	16.14	15.73	15.11	14.66	14.66	14.66	14.66	14.66	14.66
35'	16.19	15.67	15.16	14.63	14.09	14.09	14.09	14.09	14.09	14.09
40'	16.10	15.64	15.04	14.58	14.06	14.06	14.06	14.06	14.06	14.06
45'	16.02	15.45	14.92	13.39	13.35	13.35	13.35	13.35	13.35	13.35
50'	15.98	15.40	14.78	13.25	13.06	11.17	11.17	11.17	11.17	11.17
60'	15.93	15.36	14.54	12.70	12.65	10.96	10.96	10.96	10.96	10.96
70'	15.64	15.11	13.97	12.24	11.99	10.72	10.72	10.72	10.72	10.72
80'	15.64	15.11	13.39	11.99	11.53	10.46	10.46	10.46	10.46	10.46

ADD Concrete or wood floors, or concrete flatwork per square foot : $ 5.34

QUALITY MULTIPLIERS Good Quality: 1.36
Low Quality: 0.66

NOTE: Above costs are based on professional construction labor supervised by a contractor or his job foreman. For farm labor with no professional supervision, costs should be adjusted downward by 25 percent relative to the quality of the finished product.

POLE BARNS - AVERAGE QUALITY

SQUARE FOOT COSTS

TYPE "B" (ENDS AND ONE SIDE CLOSED - ONE SIDE OPEN)

END WIDTH	SIDE LENGTH 34'	51'	68'	85'	102'	119'	136'	153'	170'	187'
20'	$ 26.69	24.33	23.11	22.49	21.99	21.54	21.30	21.25	21.20	20.92
25'	24.67	22.49	21.20	20.51	20.18	19.39	19.22	18.94	18.79	18.70
30'	23.52	21.25	20.18	19.32	18.98	18.62	18.36	18.03	17.91	17.83
35'	22.73	20.30	19.22	18.41	18.03	17.88	17.38	17.34	17.29	17.21
40'	22.20	19.72	18.65	17.91	17.79	17.29	16.81	16.76	16.69	16.55
45'	21.92	19.27	18.08	17.34	16.88	16.55	16.19	16.14	16.10	16.02
50'	21.66	18.79	18.00	16.72	16.55	16.14	15.81	15.73	15.57	15.49
60'	21.17	18.65	17.21	16.23	16.10	15.73	15.45	15.28	15.07	14.99
70'	20.87	18.24	16.72	16.14	15.81	15.49	15.07	14.99	14.87	14.83
80'	20.30	17.96	16.14	15.90	15.49	14.99	14.78	14.74	14.66	14.54

ADD Concrete or wood floors, or concrete flatwork per square foot : $ 5.34

QUALITY MULTIPLIERS Good Quality: 1.36
Low Quality: 0.66

SQUARE FOOT COSTS

TYPE "C" (ALL SIDES CLOSED)

END WIDTH	SIDE LENGTH 34'	51'	68'	85'	102'	119'	136'	153'	170'	187'
20'	$ 30.27	28.13	26.93	26.24	25.98	25.57	25.36	25.29	25.24	25.04
25'	27.22	25.24	24.05	23.40	22.97	22.66	22.52	22.16	21.58	21.30
30'	25.57	22.85	21.82	21.01	20.72	20.22	20.01	19.84	19.81	19.68
35'	24.14	21.63	21.01	20.10	19.94	19.36	19.19	19.15	18.82	18.79
40'	23.40	21.13	20.06	19.39	19.22	18.74	18.62	18.24	18.08	18.00
45'	22.66	20.30	19.22	18.74	18.08	17.88	17.62	17.43	17.38	17.34
50'	21.99	19.81	18.45	18.24	18.03	17.38	17.34	17.29	17.09	16.97
60'	21.20	19.15	17.83	17.00	16.84	16.31	16.19	15.98	15.85	15.73
70'	20.72	18.62	17.43	16.76	16.26	15.93	15.64	15.61	15.45	15.40
80'	19.98	17.91	16.76	16.10	15.64	15.19	15.11	14.95	14.83	14.62

ADD Concrete or wood floors, or concrete flatwork per square foot: $ 5.34

QUALITY MULTIPLIERS Good Quality: 1.36
Low Quality: 0.66

NOTE: Above costs are based on professional construction labor supervised by a contractor or his job foreman. For farm labor with no professional supervision, costs should be adjusted downward by 25 percent relative to the quality of the finished product.

SIDE SHEDS - AVERAGE QUALITY

Structure	1 row of poles 15' to 20' on center, 1 side ties into adjoining building.
Floor	Dirt - Use square foot additive for concrete.
Roof	Light wood trusses, low pitch, corrugated iron or aluminum cover, ends enclosed, 2' overhang on 1 side.
Walls	14' to 16' wall height, light wood frame with corrugated iron covering

SQUARE FOOT COSTS

WITH OPEN SIDES:	$	10.29	TO	$	14.25
WITH ENCLOSED SIDES:		15.72	TO		21.18

ADD	Concrete or wood floors, or concrete flatwork per square foot:	$	5.34

NOTE: Above costs are based on professional construction labor supervised by a contractor or his job foreman. For farm labor with no professional supervision, costs should be adjusted downward by 25 percent relative to the quality of the finished product.

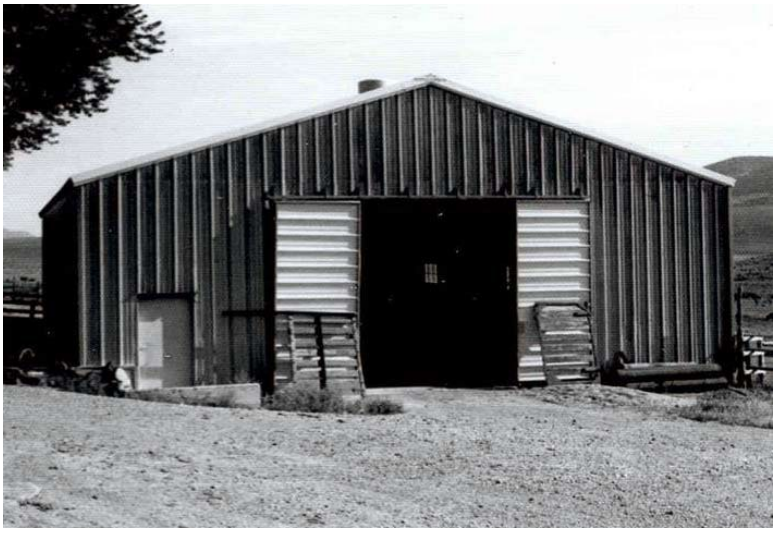
SHOPS



AVERAGE QUALITY



GOOD QUALITY



GOOD QUALITY – CLASS S

SHOPS

COMPONENT	CLASS 1 LOW QUALITY	CLASS 2 AVERAGE QUALITY	CLASS 3 GOOD QUALITY
Foundation	Light concrete	Standard concrete	Standard concrete
Floor	Concrete	Concrete	Concrete
Wall Structure	Light wood frame, 15' eave height	Average wood frame, 15' eave height	Good wood frame 15' eave height
Exterior Wall Cover	Light metal or low-cost boards	Standard gauge corrugated metal or average wood siding	Good wood siding painted or C-block
Roof Construction	Low to medium pitch, 2"x 4" rafters 24" to 36" on center or light wood trusses	Low to medium pitch, average wood trusses	Low to medium pitch, good wood trusses
Roof Cover	Light metal	Standard gauge metal	Wood shingles
Electrical	2 outlets per 1,000 square foot	4 outlets per 1,000 square foot	4 outlets per 1,000 square foot
Plumbing	1 cold water outlet	2 cold water outlets	1 rough fixture plus 2 cold water outlets
Doors	1 light sliding or swinging door per 2,000 square foot	1 average sliding or swinging door per 2,000 square foot	1 drive through door per 1,000 square foot plus 1 walk-through door
Windows	None	None or few low cost	5 percent of wall area
Shape	Square or rectangular length between 1 and 2 times the width	Square or rectangular length between 1 and 2 times the width	Square or rectangular length between 1 and 2 times the width

SQUARE FOOT COSTS

CLASS	500	1,000	1,500	2,000	2,500	3,000	4,000	5,000	6,000	8,000
1	$ 36.30	33.92	31.76	30.45	29.42	28.69	27.62	26.74	26.22	25.55
2	53.02	46.94	41.25	40.01	37.57	36.37	34.81	33.77	32.73	31.77
3	67.76	55.73	54.86	51.61	49.39	47.53	45.05	43.87	42.32	40.87

ADD For interior finish -

Class 1:	$ 2.55	per square foot of floor area
Class 2:	3.15	per square foot of floor area
Class 3:	3.87	per square foot of floor area

NOTE: Above costs are based on professional construction labor supervised by a contractor or his job foreman. For farm labor with no professional supervision, costs should be adjusted downward by 25 percent relative to the quality of the finished product.

MACHINERY & EQUIPMENT SHEDS



AVERAGE QUALITY



AVE. QUALITY – 1 SIDE OPEN



GOOD QUALITY



GOOD QUALITY – 1 SIDE OPEN

MACHINERY AND EQUIPMENT SHEDS

COMPONENT	CLASS 1 LOW QUALITY	CLASS 2 AVERAGE QUALITY	CLASS 3 GOOD QUALITY
Foundation	Light perimeter concrete	Concrete perimeter	Concrete perimeter
Floor	Dirt	Dirt or concrete*	Dirt or concrete*
Wall Structure	Light wood boxed frame or post and beam, 10' eave height	Post and beam construction, 10' eave height	Average 2"x 4", 24" on center, 10' eave height
Exterior Wall Cover	Light wood or metal siding on a wood frame	Average wood or metal siding on wood frame	Good wood or metal siding on wood frame
Roof Construction	Shed type, or low pitch open wood system for metals	Low pitch, open wood system for metals or wood shingles	Medium pitch, open wood system for metals or wood shingles
Roof Cover	Corrugated metal	Corrugated metal or wood shingle	Standard gauge metal or good wood shingles
Electrical	None	2 outlets per 1,000 square foot	4 outlets per 1,000 square feet
Plumbing	None	None	None
Shape	Usually elongated, width between 15 and 30 feet, any length	Usually elongated, width between 15 and 30 feet, any length	Usually elongated, width between 15 and 30 feet, any length

SQUARE FOOT COSTS

TYPE I (ALL SIDES CLOSED)

CLASS	500	1,000	1,500	2,000	2,500	3,000	3,500	4,000	4,500	5,000	6,000
1	$ 28.14	22.66	20.85	19.95	19.55	18.14	18.07	17.64	17.47	17.30	17.11
2	36.03	29.56	27.65	26.60	26.05	24.33	24.17	23.78	23.53	23.45	23.20
3	50.24	42.46	40.09	38.85	38.29	36.12	35.76	35.44	35.12	35.00	34.56

TYPE II (ONE SIDE OPEN)

CLASS	500	1,000	1,500	2,000	2,500	3,000	3,500	4,000	4,500	5,000	6,000
1	$ 22.59	18.08	16.60	15.77	15.25	14.37	14.26	13.94	13.73	13.69	13.51
2	29.83	24.69	22.77	21.79	21.25	20.36	20.02	19.77	19.43	19.38	19.13
3	43.47	36.26	33.86	33.52	32.81	31.56	31.15	30.84	30.30	30.13	29.83

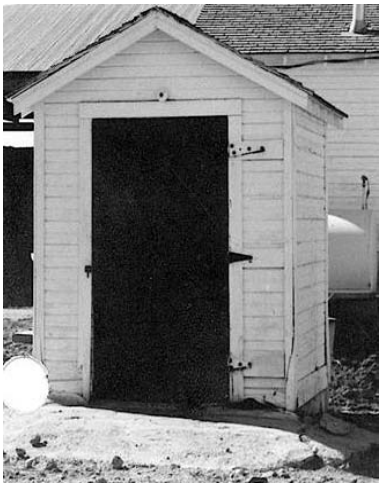
ADD Concrete or wood floors, or concrete flatwork per square foot: $ 5.34

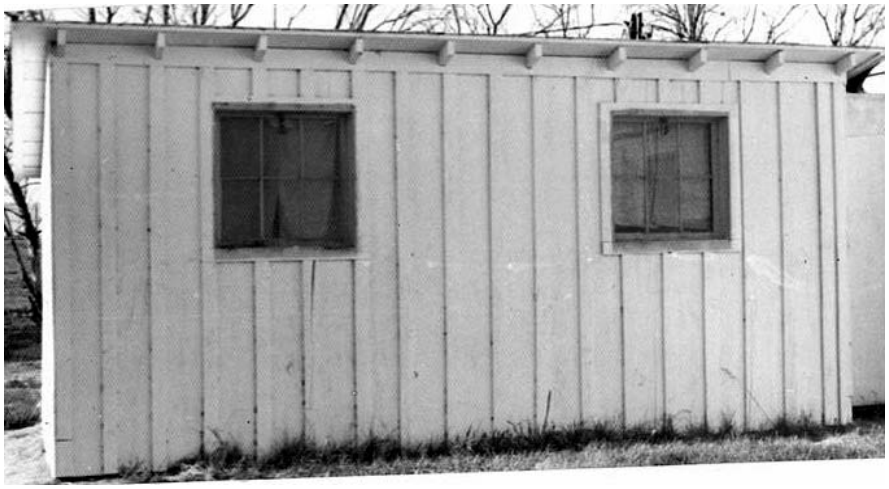
NOTE: Above costs are based on professional construction labor supervised by a contractor or his job foreman. For farm labor with no professional supervision, costs should be adjusted downward by 25 percent relative to the quality of the finished product.

SMALL SHEDS AND PUMP HOUSES

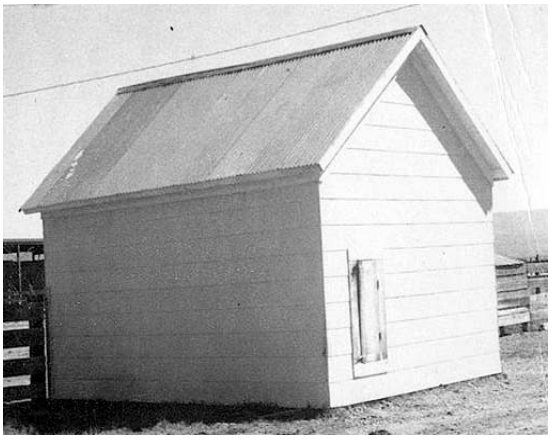


LOW QUALITY





AVERAGE QUALITY





GOOD QUALITY

SMALL SHEDS AND PUMP HOUSES

COMPONENT	CLASS 1 LOW QUALITY	CLASS 2 AVERAGE QUALITY	CLASS 3 GOOD QUALITY
Foundation	Redwood or cedar mudsills	Concrete or masonry piers	Continuous concrete
Floor	Dirt	Dirt*	Dirt*
Wall Structure	Light wood boxed frame or wood posts and beams 8' eave height	Average 2"x 4" on center, 8' eave height	Good 2"x 6", 24" on center, or 2"x 4", 16" on center, 8' eave height
Exterior Wall Cover	Light wood siding, board and batten or light aluminum siding	Average wood or aluminum siding	Good wood siding painted, standard gauge corrugated or aluminum siding.
Roof Construction	Low to medium pitch, shed type, light wood framing	Low to medium pitch, gable or shed type, average wood framing	Low to medium pitch, gable or shed type, good wood framing.
Roof Cover	Composition shingle asphalt roll paper, light wood shingles or sod	Good shingles light aluminum corrugated iron	Standard gauge, aluminum corrugated iron or good wood shakes
Electrical	None	Minimal	Minimal
Plumbing	None	None	None

NOTE: Type II with 2 sides open; reduce cost by an additional 12 percent.
Type II with 3 sides open; reduce cost by an additional 25 percent.
Type II with 4 sides open; reduce cost by an additional 30 percent.

SQUARE FOOT COSTS

TYPE I (ALL SIDES CLOSED)

CLASS	30	50	60	80	100	120	150	200	250	300	400	500
1	$ 36.97	30.74	29.85	26.78	24.96	23.79	22.54	20.59	19.79	18.96	17.75	17.04
2	48.62	43.38	40.57	37.17	35.12	33.80	32.34	30.26	29.29	28.32	27.00	26.24
3	66.72	54.38	52.41	47.52	42.96	40.66	38.23	35.38	32.82	31.18	28.85	27.37

TYPE II (ONE SIDE OPEN)

CLASS	30	50	60	80	100	120	150	200	250	300	400	500
1	$ 30.78	25.08	23.20	21.71	20.78	19.67	18.47	17.64	17.04	16.31	15.56	14.88
2	43.85	37.49	36.11	31.93	29.29	26.92	26.01	24.52	24.16	22.29	21.15	20.09
3	51.52	46.44	42.63	37.90	35.02	32.46	31.44	29.93	28.45	26.94	25.73	24.61

ADD

Concrete or wood floors, or concrete flatwork per square foot:	$ 5.34
Fiberglass Roll or Batt Insulation:	1.11
Gypsum Board Interior:	2.62

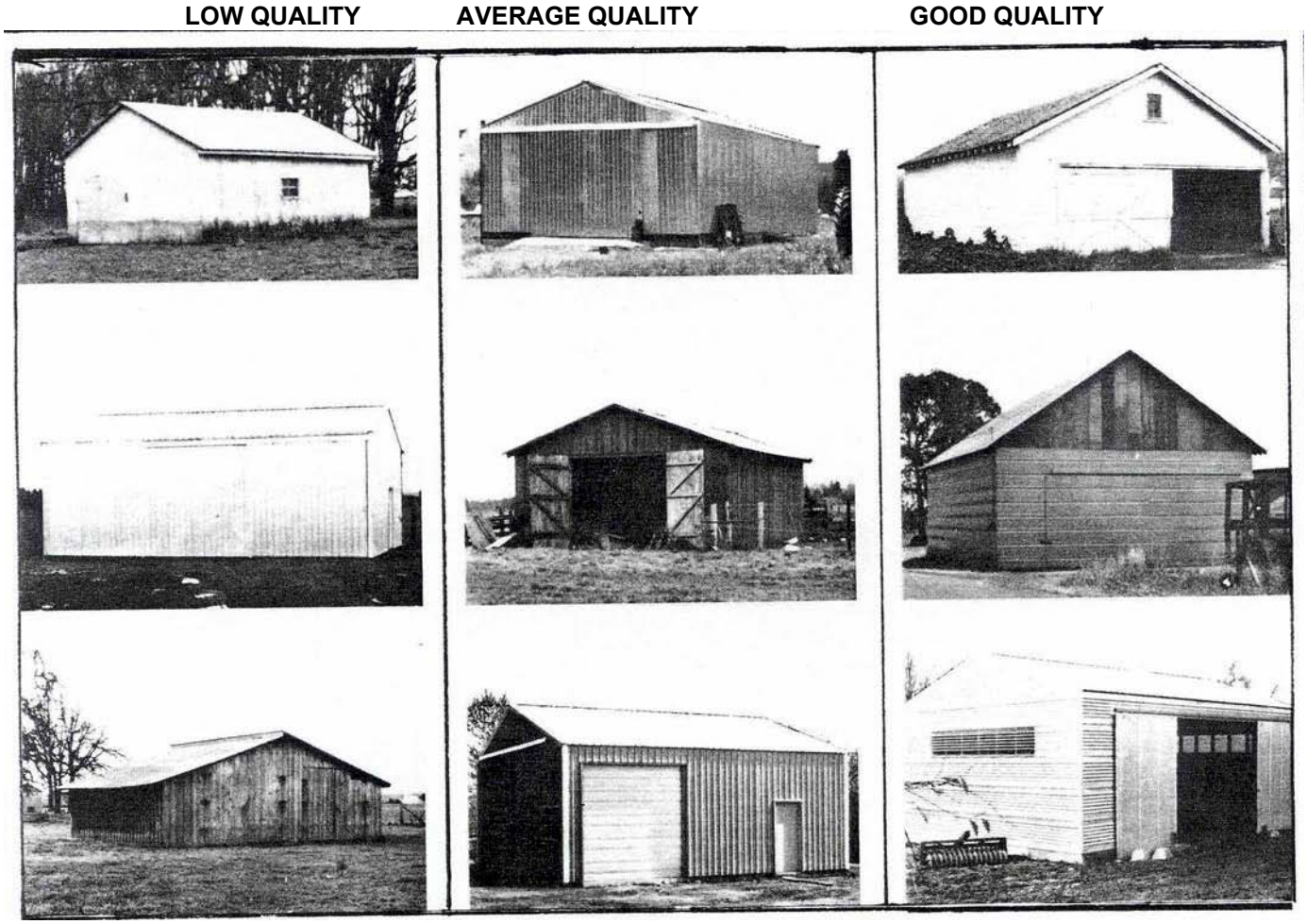
NOTE: Above costs are based on professional construction labor supervised by a contractor or his job foreman. For farm labor with no professional supervision, costs should be adjusted downward by 25 percent relative to the quality of the finished product.

GENERAL PURPOSE BUILDINGS

General purpose buildings adapt easily to many different uses, especially as garages, machine repair shops, or storage areas. General purpose buildings may also function as feed storage sheds or livestock shelters.

General purpose buildings typically employ simple designs that emphasize maximum utility at minimum cost.

CLASS ILLUSTRATIONS



GENERAL PURPOSE BUILDINGS

COMPONENT	CLASS 1 LOW QUALITY	CLASS 2 AVERAGE QUALITY	CLASS 3 GOOD QUALITY
Foundation	Wood girder on masonry piers; or holes and backfill for pole frame	Holes and backfill for pole frame; or light perimeter foundation.	Continuous concrete poured with floor
Floor	Dirt	Concrete	Concrete
Frame and Exterior Walls	Eave height 8'. Pole or box frame with metal exterior or low-grade sidings	Eave height 8'. Pole or box frame with metal exterior or average grade sidings	Eave height 8'. Conventional wood stud frame with good wood or metal sidings
Interior Walls	Normally unfinished see options	Normally unfinished see options	Normally unfinished see options.
Roof Structure	Low pitch wood system for metal or low-cost composition roof	Low to medium pitch wood system for average cost metal or composition roof	Medium pitch wood system with composition or wood sheathing
Roof Cover	Aluminum or steel corrugated or crimped, low quality	Aluminum or steel corrugated or crimped, average quality	Composition shingle, good quality or average quality metal or wood shingles
Electrical	None	Minimal	Minimal
Plumbing	None	None	None

SQUARE FOOT COSTS

CLASS	500	1,000	1,500	2,000	2,500	3,000	3,500	4,000	4,500
1	$ 22.04	18.84	17.98	17.00	16.61	16.00	15.58	15.39	15.23
2	29.89	26.31	25.25	24.09	23.66	22.95	22.47	22.24	22.02
3	37.62	33.37	32.18	31.76	30.34	29.51	28.93	28.64	28.48

ADD	For interior finish -	Class 1:	$ 2.70	per square foot of floor area
		Class 2:	2.76	per square foot of floor area
		Class 3:	2.83	per square foot of floor area

Height adjustment:

Add 2 percent for each foot of average story height over 8' base height.
Subtract 2 percent for each foot of average story height under 8' base height.

NOTE: Above costs are based on professional construction labor supervised by a contractor or his job foreman. For farm labor with no professional supervision, costs should be adjusted downward by 25 percent relative to the quality of the finished product.

ROOT CELLARS

COMPONENT	CLASS 1 LOW QUALITY	CLASS 2 AVERAGE QUALITY	CLASS 3 GOOD QUALITY
Foundation	Cedar or redwood mudsills or rubble	Concrete or masonry footings	Continuous concrete
Floor	Dirt	Dirt	Concrete
Wall Structure	Post and beams with wood siding	Post and beams with wood siding	Concrete block or poured concrete
Roof Construction	Flat or low to medium pitch gable, poles or light wood	Flat or low to medium pitch gable, lodge pole or heavier wood	Flat reinforced poured concrete
Roof Cover	Sod	Sod, or if above ground corrugated metal with inside insulation	Sod, or if above ground corrugated metal with inside insulation
Electrical	Minimal	Minimal	Minimal
Plumbing	None	None	None

SQUARE FOOT COSTS

CLASS	100	200	300	400	500	600	1,000	1,500	2,000	2,500
1	$ 29.46	26.81	25.50	24.87	24.41	24.08	23.74	23.41	23.16	23.08
2	40.76	35.64	34.14	32.84	32.16	31.92	30.45	29.66	29.19	28.81
3	96.27	78.47	67.42	61.35	57.91	56.16	49.82	45.98	43.35	41.53

NOTE: Above costs include sod roof covering.
ADD For corrugated metals, light composition or wood shingles;

Class 1:	$	4.69	per square foot of floor area
Class 2:		5.63	per square foot of floor area
Class 3:		6.75	per square foot of floor area

NOTE: Above costs are based on professional construction labor supervised by a contractor or his job foreman. For farm labor with no professional supervision, costs should be adjusted downward by 25 percent relative to the quality of the finished product.

COLD STORAGE WALK-IN BOXES

TYPE	50 sq ft	100'	150'	200'	300'	400'	500'
COOL BOX	23,443	33,594	41,086	47,611	58,849	67,973	76,129
FREEZE BOX	26,416	37,370	45,345	59,151	70,389	79,513	87,669

Wall deduction per linear foot of wall: $ 184

NOTE: Above costs represent prefabricated metal clad units, including refrigeration equipment. Deduct 10 percent for wood exterior and interior. Add 6 percent for each foot of height over 7.5-foot base height. Where building walls form exterior wall of box, use above wall deduction. For homemade boxes using farm labor for construction, deduct 30 percent.

POTATO STORAGE

TYPE I

Costs represent low quality construction, partly below grade, performed by unskilled farm labor with minimal quality materials. These are designed for relatively short storage periods. They are commonly called “potato cellars.”

COMPONENT	LOW QUALITY
Foundation	None
Floor	Dirt
Frame	Wood post and beams
Walls	Minimal walls and supports used in this type of potato storage usually earthen side walls.
Roof Frame	Open wood system for the use of corrugated metals, or wood rafters, joists, and sheathing
Roof Cover	Corrugated metals or composition, roll type.
Interior Components	None
Insulation	Minimal, usually vapor barrier, wire netting with straw on nailing strips or equivalent.
Electrical	Minimal, service entrance and two light fixtures

LOW QUALITY
SQUARE FOOT COSTS

4,000	5,000	7,000	10,000	15,000	20,000
$ 20.56	19.92	18.88	18.21	16.79	15.46

POTATO STORAGE WAREHOUSE

TYPE II

QUONSET BUILDING: low quality prefabricated galvanized steel building with doors in end walls only, erected on concrete footings without floors, lights or plumbing. TYPE II buildings may have other uses.

SQUARE FOOT COSTS

LENGTH	WIDTH 30'	40'	60'	70'
30'	28.49	-	-	-
36'	27.23	-	-	-
48'	25.35	23.25	-	-
60'	23.88	21.79	20.74	-
72'	23.04	20.82	19.94	19.10
84'	22.20	20.11	19.06	18.48

LENGTH	WIDTH 30'	40'	60'	70'
96'	21.16	19.44	18.48	17.81
108'	20.70	18.94	17.85	17.34
120'	20.11	18.43	17.43	16.80
160'	18.85	17.18	16.09	15.58
200'	-	16.09	15.29	14.83
240'	-	15.42	14.66	14.29

OPTIONS:

Electrical		
Minimal Service, add per square foot of floor area:	$	0.33
Plumbing		
Minimal Service, add per square foot of floor area:		0.25
Insulation		
If 2" thick foamglass is sprayed on walls and ceiling (or equivalent), add per square foot of insulated area:		6.46
Interior Construction		
If potato storage area has bins and interior partitions, add per square foot of floor area:		2.58
Concrete (or concrete flatwork)		
Add per square foot of concreted area:		5.34

NOTE: Above costs are based on professional construction labor supervised by a contractor or his job foreman. For farm labor with no professional supervision, costs should be adjusted downward by 25 percent relative to the quality of the finished product.

POTATO STORAGE WAREHOUSE

TYPE III

Costs represent construction at grade level using average or good quality materials with proper supervision and skilled labor. Base wall height ordinarily equals 14 feet. Most common building size equals 50 feet by 100 feet (5,000 square feet). The maximum potato storage period depends on the magnitude of temperature and humidity control equipment; however, costs do not include environmental control. Refer to Page 24 for additional environmental control costs. TYPE III buildings may have other uses.

COMPONENT	AVERAGE QUALITY	GOOD QUALITY
Foundation	Continuous concrete	Continuous concrete
Floor	Dirt	Dirt
Frame	Heavy timber post and beam. Basic height 14 feet.	Steel frame. Basic height 14 feet.
Exterior Wall	Wood siding painted, 1 or 2 large end doors, one walk-in door.	Aluminum or steel, corrugated metal cover, unpainted. 2 large end doors. 1 or 2 walk-in doors.
Interior Construction	See options	See options.
Ceiling	Open	Open
Plumbing	Entry service, 2 hose bibs	Entry service, 2 hose bibs.
Electrical	Entry service, 3 outlets	Entry service, 3 outlets
Insulation	2-inch-thick cellulose sprayed walls and ceiling or equivalent	2-inch-thick cellulose sprayed walls and ceiling or equivalent
Roof Frame	Wood rafters, joists, sheathing	Open steel and frame for corrugated metals
Roof Cover	Asphalt or wood shingle	Galvanized metal

SQUARE FOOT COSTS

	5,000	7,000	10,000	15,000	20,000	25,000	30,000	40,000
AVG	$ 35.97	34.28	32.59	30.03	27.98	27.01	26.04	24.82
GOOD	49.82	47.13	43.69	39.46	36.47	34.58	33.18	31.69

OPTIONS:

Interior Construction

If potato storage area has bins and interior partitions,

add for average quality per square foot:	$ 7.03
add for good quality per square foot:	13.68

Exterior Construction

Painted metal exterior walls, add per square foot:	$ 1.28
Concrete or concrete flatwork per square foot:	5.34

NOTE: Above costs for potato storage warehouse assume skilled labor and include contractor fees. For construction performed by ranch or farm labor without contractor supervision, deduct 15 percent to 25 percent depending on the quality of the finished building. See the following page for other additional features.

POTATO STORAGE WAREHOUSE OPTIONS

TEMPERATURE AND HUMIDITY CONTROL

Air humidity control only, including fan room, louver system, humidifiers, perforated air pipe, and control panel.

SQUARE FOOT COSTS

5,000	7,000	10,000	15,000	20,000	25,000	30,000	40,000
$ 5.57	5.40	5.17	4.95	4.78	4.64	4.55	4.38

AIR CONDITIONING

Includes complete refrigeration unit and controls in addition to the air and humidity system listed above.

SQUARE FOOT COSTS

5,000	7,000	10,000	15,000	20,000	25,000	30,000	40,000
$ 12.10	11.72	11.24	10.76	10.37	10.08	9.89	9.51

STEEL BUILDINGS – FARM & RANCH



METAL HORSE BARN



METAL SHOP– SLANT WALL



QUONSET BUILDING

QUONSET BUILDINGS

Costs per square foot of floor area represent Average Quality prefabricated galvanized steel buildings with doors in end walls only and minimum additional features, erected on concrete footings without floors, lights, or heat. Adjust low quality buildings down 30 percent and good quality buildings up 25 percent based on the quality of the finished building and extra additives. Base height equals 20 feet at the center of the arch. Add or deduct 5 percent for each foot of deviation from base.

SQUARE FOOT COSTS

	WIDTH			
LENGTH	30'	40'	60'	70'
30'	40.70	-	-	-
36'	38.90	-	-	-
48'	36.21	33.22	-	-
60'	34.11	31.12	29.63	-
72'	32.92	29.75	28.49	27.29
84'	31.72	28.73	27.23	26.39

	WIDTH			
LENGTH	30'	40'	60'	70'
96'	30.22	27.77	26.39	25.44
108'	29.57	27.05	25.50	24.78
120'	28.73	26.33	24.90	24.00
160'	26.93	24.54	22.98	22.26
200'	-	22.98	21.85	21.19
240'	-	22.02	20.95	20.41

PRE-ENGINEERED STEEL BUILDINGS

Costs per square foot of floor area represent Average Quality prefabricated galvanized steel buildings, with minimum doors, windows, and additional features erected on concrete footings without floors, lights, or heat. Multipliers appear below for other types of skin coverings. Adjust low quality buildings down 25 percent and good quality buildings upwards 25 percent based on the quality of the finished building and extra additives.

AVERAGE QUALITY

	EAVE	LENGTH TO WIDTH RATIO					
WIDTH	HEIGHT	1.0	1.5	2.0	3.0	4.0	5.0
20'	10'	$ 36.10	34.16	32.86	31.11	29.86	28.97
30'	12'	30.98	29.57	28.84	27.24	26.41	25.78
40'	14'	31.45	29.46	28.21	26.46	25.23	24.37
50'	14'	27.87	26.83	26.12	25.15	24.47	23.98
60'	14'	25.41	24.58	24.03	23.30	22.80	22.57
80'	16'	25.99	25.08	24.45	23.61	22.78	22.38
100'	16'	25.41	24.37	23.61	22.65	22.05	21.47
140'	16'	22.57	21.89	21.29	20.66	20.11	19.80
160'	18'	22.33	21.68	21.21	20.53	20.09	19.75
200'	18'	21.00	20.45	20.09	19.59	19.20	18.94

See following pages for additional features.

NOTE: Above costs are based on professional construction labor supervised by a contractor or his job foreman. For farm labor with no professional supervision, costs should be adjusted downward by 25 percent relative to the quality of the finished product.

PRE-ENGINEERED STEEL BUILDINGS

ADDITIONAL FEATURES

HEIGHT: add or deduct 2 percent for each foot of deviation from base.

ALUMINUM: multiply base costs by 1.05.

ENAMELED STEEL: multiply base costs by 1.05.

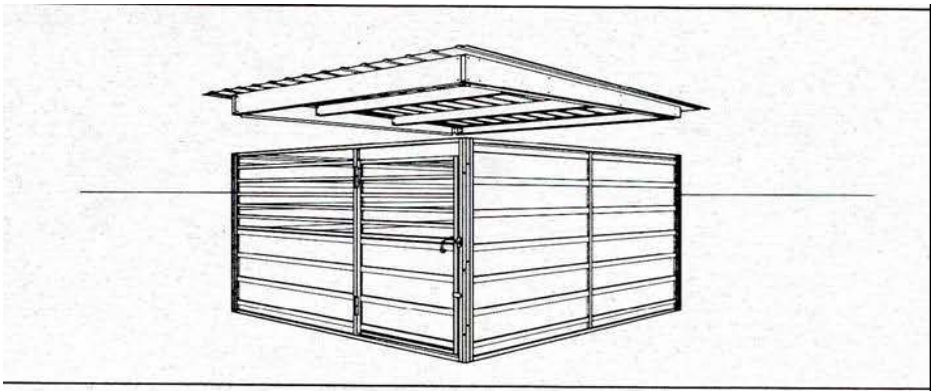
SLANT WALL BUILDINGS: deduct 5 percent to 15 percent.

Costs based on square foot of floor area, unless otherwise noted.

COSTS PER SQUARE FOOT	LOW	AVG	GOOD
FLOOR:			
Asphalt:	$ 3.09	$ 3.91	$ 4.95
Concrete:	4.46	5.34	6.41
LIGHTING:	0.37	1.03	2.00
INSULATION: (per square foot of insulated wall area)			
Wall:	$ 1.09	$ 1.34	$ 1.61
Roof:	1.41	2.19	3.31
PLUMBING:	0.32	0.90	1.83
HEATING: (suspended space heaters):	1.55	2.09	2.87

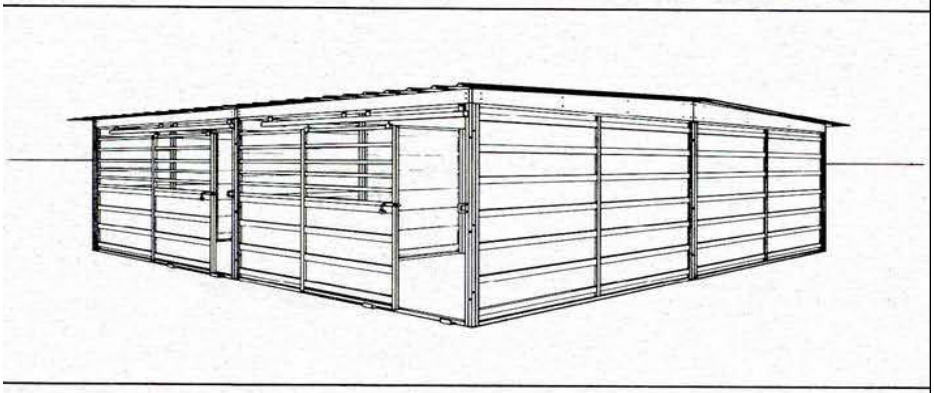
NOTE: Above costs are based on professional construction labor supervised by a contractor or his job foreman. For farm labor with no professional supervision, costs should be adjusted downward by 25 percent relative to the quality of the finished product.

PREFABRICATED METAL HORSE STABLES



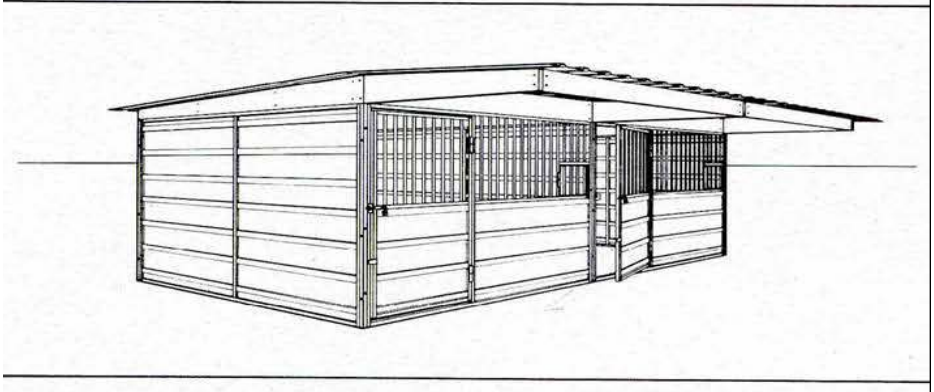
AVERAGE QUALITY

SINGLE STALL



AVERAGE QUALITY

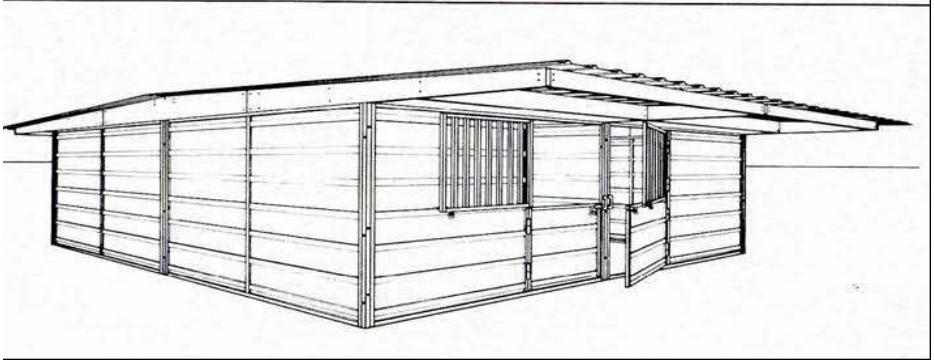
QUADRUPLE STALL



AVERAGE QUALITY

DOUBLE STALL

WITH PATIO ROOF OR OVERHANG



AVERAGE QUALITY

QUADRUPLE STALL

WITH PATIO ROOF OR OVERHANG

PREFABRICATED METAL HORSE STABLES

COMPONENT	CLASS 1 LOW QUALITY	CLASS 2 AVERAGE QUALITY	CLASS 3 GOOD QUALITY
Foundation	Light perimeter concrete foundation	Average perimeter concrete foundation	Good perimeter concrete foundation
Floor	Dirt	Dirt	Dirt
Wall Structure	Prefabricated light metal frame	Prefabricated average weight metal frame	Prefabricated heavy-duty metal frame
Exterior Wall Cover	Metal cover light weight	Metal cover average weight	Metal cover heavy duty
Roof Construction	Light open steel system for metal	Average open steel system for metal	Heavy duty open steel system for metal
Roof Cover	Low pitch light metal cover	Low pitch average metal cover	Low pitch heavy duty metal cover

SQUARE FOOT COSTS

CLASS	ONE STABLE 144 SF	TWO STABLES 288 SF	FOUR STABLES 576 SF
1	$ 29.66	$ 27.20	$ 24.91
2	39.49	36.29	33.35
3	52.71	48.56	44.77

ADD per square foot of patio roof or overhang:

LOW	AVG	GOOD
$ 6.90	$ 9.66	$ 13.58

ADD Concrete or concrete flatwork per square foot: $ 5.34

NOTE: Above costs are based on professional construction labor supervised by a contractor or his job foreman. For farm labor with no professional supervision, costs should be adjusted downward by 25 percent relative to the quality of the finished product.

LIGHT METAL-FRAMED BUILDINGS

These buildings are typically purchased as do-it-yourself kits with pre-engineered compoents that fit together. They consist of hollow galvanized steel tubing with sheet panel walls and roof. Add for paved or concrete floors, overhead doors, man doors, windows, electrical and insulation.









LIGHT FRAMED METAL BUILDINGS (CARPORTS, GARAGES)

SINGLE-CAR CARPORT (12X20), 3:12 roof pitch, 7' wall height, 15 gauge frame, 29 gauge roof, anchors incl., fair qual.		
CARPORT	$	1,391.46
ADD FOR TWO WALLS	$	455.00
ADD FOR THREE WALLS	$	918.00
ADD FOR GABLE KIT	$	680.00
DOUBLE-CAR CARPORT (20X20), 3:12 roof pitch, 7' wall height, 15 gauge frame, 29 gauge roof, anchors incl., fair qual		
CARPORT	$	2,073.72
ADD FOR TWO WALLS	$	444.00
ADD FOR THREE WALLS	$	1,142.00
ADD FOR GABLE KIT	$	700.00
TRIPLE-CAR CARPORT (24X20), 3:12 roof pitc, 7' wall height, 15 gauge frame, 29 gauge roof, anchors incl., fair qual.		
CARPORT	$	2,791.00
ADD FOR TWO WALLS	$	493.00
ADD FOR THREE WALLS	$	1,516.00
ADD FOR GABLE KIT	$	1,260.00
RV CARPORT (16'X42'), 3:12 roof pitch, 14' wall height, 15 gauge frame, 29 gauge roof, anchors incl., fair qual.		
CARPORT	$	4,415.00
ADD FOR TWO WALLS	$	2,269.00
ADD FOR THREE WALLS	$	3,425.00
ADD FOR GABLE KIT	$	756.00
SINGLE-CAR CAPPORT (14X21), 3:12 roof pitch, 7' wall height, 15 gauge frame, 29 gauge roof, anchors incl., good qual.		
CARPORT	$	2,570.00
ADD FOR TWO WALLS	$	921.00
ADD FOR THREE WALLS	$	1,498.00
ADD FOR PARTIAL WALL KIT	$	881.00
ADD FOR GABLE KIT	$	718.00
DOUBLE-CAR CARPORT (24X21), 3:12 roof pitch, 7' wall height, 15 gauge frame, 29 gauge roof, anchors incl., good qual.		
CARPORT	$	3,229.00
ADD FOR TWO WALLS	$	986.00
ADD FOR THREE WALLS	$	1,775.00
ADD FOR PARTIAL WALL KIT	$	881.00
ADD FOR GABLE KIT	$	866.00
TRIPLE-CAR CARPORT (24X21), 3:12 roof pitch, 9' wall height, 15 gauge frame, 29 gauge roof, anchors incl., good qual.		
CARPORT	$	4,075.00
ADD FOR TWO WALLS	$	1,055.00
ADD FOR THREE WALLS	$	2,165.00
ADD FOR PARTIAL WALL KIT	$	881.00
ADD FOR GABLE KIT	$	1,182.00
RV CARPORT (16'X42'), 3:12 roof pitch, 14' wall height, 15 gauge frame, 29 gauge roof, anchors incl., good qual.		
CARPORT	$	7,860.00
ADD FOR TWO WALLS	$	2,139.00
ADD FOR THREE WALLS	$	3,176.00
ADD FOR GABLE KIT	$	758.00

EXTRAS:		
ADD FOR CONCRETE FLOOR PER SQ FT OF FLOOR AREA	$	5.34
ADD FOR ASPHALT PAVED FLOOR PER SQ FT OF FLOOR AREA	$	3.91
ADD FOR OVERHEAD DOOR, MANUAL, PER SQ FT OF OPENING	$	22.91
ADD FOR OVERHEAD DOOR, ELECTRIC, PER INSTALLATION	$	2,697.70
ADD FOR EACH MAN DOOR, PER SQ FT OF OPENING	$	27.38
ADD FOR EACH WINDOW, DOUBLE HUNG, PER SQ FT OF OPENING	$	24.30
ADD FOR ELECTRICITY PER SQ FT OF BUILDING	$	0.32
ADD FOR INSULATION PER SQ FT OF BUILDING	$	0.88

NOTE: Above costs are based on professional construction labor supervised by a contractor or his job foreman. For farm labor with no professional supervision, costs should be adjusted downward by 25 percent relative to the quality of the finished product.

PART A

2026-2027 RURAL BUILDING COSTS

Section 2

DAIRY BARNS





PHOTOS COURTESY OF CHURCHILL COUNTY ASSESSOR

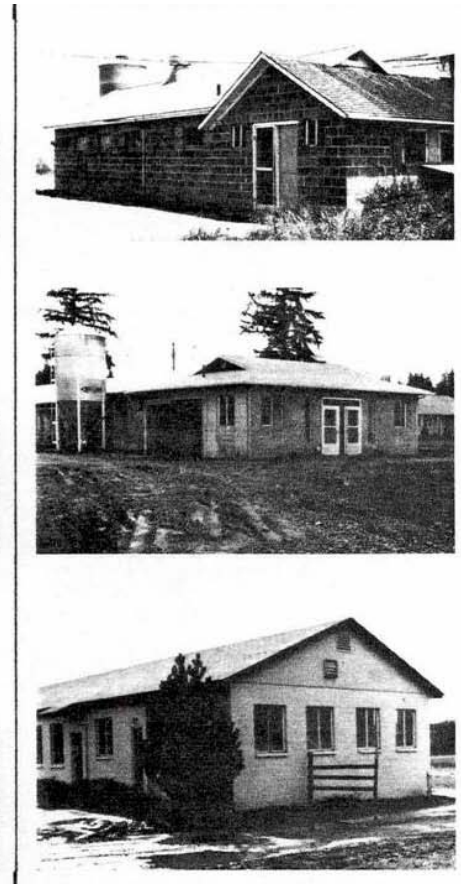
LOW QUALITY



AVERAGE QUALITY



GOOD QUALITY

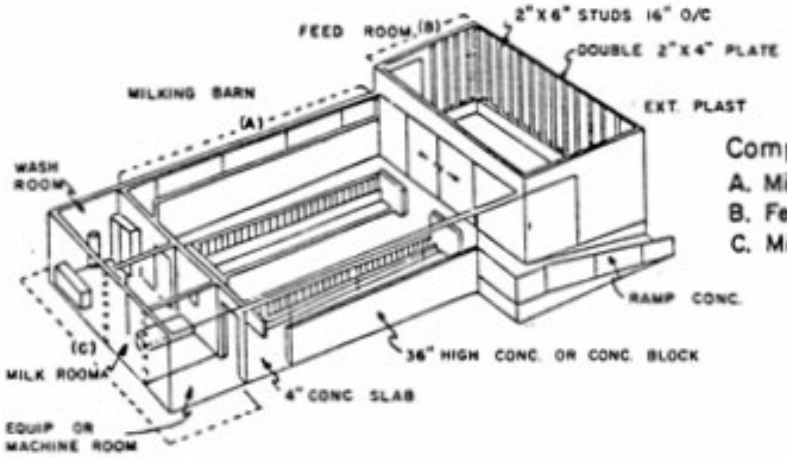


VERY GOOD QUALITY



DAIRY BARNS

Stanchion Barn



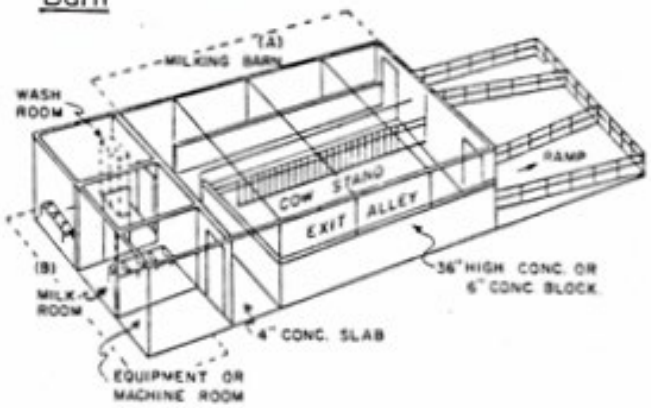
Component Parts of This Dairy

A. Milking Barn
B. Feed Room
C. Milk, Wash, and Equipment Rooms

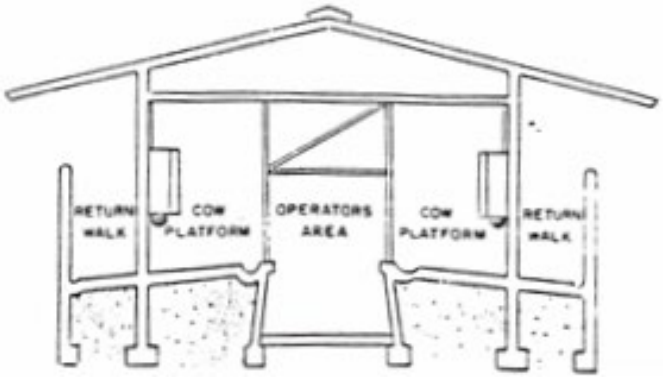
Typical Walk-Through Barn

Component Parts of This Dairy

A. Milking Barn
B. Milk, Wash,and Equipment Rooms



Cross Section Modern Herrington-Type Dairy Barn



Section 2

MILKING PARLORS

SITE PREPARATION	Basically, level terrain, no excavation, minimum fill.
FOUNDATION	Reinforced concrete for one story height. Foundation and footings formed and poured monolithically with floor slab.
FLOORS	Concrete well-formed gutters, elevated slab.
CEILING	Open unfinished, paint only, bottom of roof.
INTERIOR	Type found in dairies and milking parlors, smooth plaster or epoxy paints. Minimum cow stanchions and stalls conforming to the quality of the building. Neither equipment nor machinery is included.
PLUMBING	Basic plumbing required for building, usual floor drains and hose bibs. Does not include milk piping, pumps or storage.
HEATING - COOLING	Minimum, space heaters and evaporative coolers.
ELECTRICAL LIGHTING	Basic electrical service required for dairies. Does not include machinery or equipment.
EXTERIOR WALLS	8” concrete block, bearing walls or reinforced concrete 36-inch high with 2” x 6” stud framing – 16” on center above.
ROOF STRUCTURE AND COVER	Wood joists, wood or composition deck. Asphalt shingles to 290 pounds.
COST RANGE RATING	Based on cost per square foot of floor area.

SQUARE FOOT COST

QUALITY

LOW	AVERAGE	GOOD	VERY GOOD
$ 81.81	$ 101.84	$ 128.52	$ 163.76

NOTE: Above costs are based on professional construction labor supervised by a contractor or his job foreman. For farm labor with no professional supervision, costs should be adjusted downward by 25 percent relative to the quality of the finished product.

MILKING PARLORS

ADDITIONAL FEATURES

COST RANGE RATING Based on cost per square foot of floor area unless otherwise noted.*

FEATURE	QUALITY LOW	AVERAGE	GOOD	VERY GOOD
CEILING				
(Gypsum board - taped and painted):	$ 3.10	3.42	3.79	4.19
INSULATION				
Walls:	$ 1.06	1.30	1.57	1.91
Roof:	1.37	2.12	3.21	4.84

WALL ORNAMENTATION (*apply only to ornamented area):	LOW	AVERAGE	GOOD	VERY GOOD
CERAMIC TILE (*cost based on square foot of area covered):	19.24	23.67	28.11	32.54
ROOF COVER (Wood shingle):	7.70	9.57	11.91	14.84
AUTOMATIC GATES (*based on cost per stall):	$ 1,850	$ 1,968	$ 2,087	$ 2,205
AUTOMATIC FEED EQUIPMENT (*based on cost per stall):	$ 1,340	1,462	1,585	FOR AUGER ADD: $ 1,340 / 1,707

FEED STORAGE BINS (see pages 3 & 4, section 6)

NOTE: Above costs are based on professional construction labor supervised by a contractor or his job foreman. For farm labor with no professional supervision, costs should be adjusted downward by 25 percent relative to the quality of the finished product.

MILK STORAGE, WASH, AND EQUIPMENT ROOMS

SITE PREPARATION	Basically, level terrain, no excavation, minimum fill.
FOUNDATION	Reinforced concrete for one story height. Foundation and footings formed and poured monolithically with floor slab.
FLOORS	Concrete at grade level, may include some gutters and drains.
CEILING	Gypsum board, taped and painted.
INTERIOR	Type found in dairies and milking parlors, smooth plaster or epoxy paints. No equipment or machinery is included.
PLUMBING	Basic plumbing required for building, washbasins, water closet, and lavatory. Does not include milk piping, pumps or storage.
HEATING - COOLING	Minimum, space heaters and evaporative coolers.
ELECTRICAL LIGHTING	Basic electrical lighting service required for building.
EXTERIOR WALLS	8” concrete block, bearing walls for good and very good quality, plywood, boards, or wood siding on wood frame, interior sheathing finished for low and average quality.
ROOF STRUCTURE AND COVER	Wood joists and sheathing, asphalt shingle cover.
COST RANGE RATING	Based on cost per square foot of floor area.

SQUARE FOOT COSTS

QUALITY

LOW	AVERAGE	GOOD	VERY GOOD
$ 39.60	$ 54.71	$ 93.80	$ 123.66

NOTE: Above costs are based on professional construction labor supervised by a contractor or his job foreman. For farm labor with no professional supervision, costs should be adjusted downward by 25 percent relative to the quality of the finished product.

MILKING STORAGE, WASH AND EQUIPMENT ROOMS

ADDITIONAL FEATURES

COST RANGE RATING Based on cost per square foot of floor area.

FEATURE	LOW	QUALITY AVERAGE	GOOD	VERY GOOD
INSULATION				
Walls:	1.06	1.30	1.57	1.91
Roof:	1.37	2.12	3.21	4.84
WALL ORNAMENTATION (*apply only to ornamented area):				
CERAMIC TILE (*cost based on square foot of area covered):	19.24	23.67	28.11	32.54
ROOF COVER				
(Wood shingle):	7.70	9.57	11.91	14.84

NOTE: Above costs are based on professional construction labor supervised by a contractor or his job foreman. For farm labor with no professional supervision, costs should be adjusted downward by 25 percent relative to the quality of the finished product.



FEEDER FENCE w HEADLOCK

WASH PEN AND HOLDING AREA

FLOOR OR RAMP	Sloping concrete slab rough finish 6” thick.
WALLS	Concrete block 8” - height 5’.
FENCING	Welded-iron pipe, post 10’ on center set in concrete, pipe top rail with 3 cable strands, or, no pipe top rail with 5 cable strands, or, iron rods. Cable size 5/8” or ¾”.
GATES	Metal gates (2 usually) 12 linear feet each, 5-rail.
SPRINKLER	Hooded rainbird type or equivalent including piping and pump.
COST RANGE RATING	Based on cost per square foot of floor area.

WASH PEN AND HOLDING AREA

QUALITY

LOW	AVERAGE	GOOD	VERY GOOD
$ 28.88	$ 33.23	$ 37.40	$ 41.64

ROOF COVERING: Wood or pipe post and beam, steel trusses, light metal roof cover;

QUALITY

LOW	AVERAGE	GOOD	VERY GOOD
$ 10.65	$ 14.45	$ 19.71	$ 27.03

METAL RAIL FENCE
WELDED IRON RAILS

Iron pipe post 2-1/2" to 4" in diameter - 7' to 10' on center in concrete:
$ 20.85 per linear foot.

CABLE FENCE

Iron pipe post 2-1/2" to 4" in diameter - 7' to 10' on center in concrete - iron pipe top rail;
3-Cable: $ 19.62 per linear foot.
4-Cable: $ 20.23 per linear foot.

METAL GATES

54" to 64" high - welded iron rails or pipe with bracing:
29.49 per linear foot of gate width.

NOTE: Above costs are based on professional construction labor supervised by a contractor or his job foreman. For farm labor with no professional supervision, costs should be adjusted downward by 25 percent relative to the quality of the finished product.

DAIRY EQUIPMENT

STAINLESS STEEL REFRIGERATED HOLDING TANKS

SIZE GALLONS	TANK ONLY	COMPLETE SYSTEM
500	$ 12,804	$ 23,952
1,000	24,068	34,223
1,250	28,158	39,291
1,500	31,478	42,693
2,000	38,888	52,070
2,500	44,756	63,273
3,000	49,084	74,480
4,000	59,280	92,398
5,000	66,394	109,508

VACUUM PUMP SYSTEMS

8-20 STALLS WITH 3 PHASE ELECTRIC MOTORS
PER COW STALL: $ 1,130

REFRIGERATION COMPRESSORS

HORSE POWER	COST
3.0	$ 12,548
4.0	18,245
5.0	23,942
7.5	29,638
10.0	35,335
15.0	41,031

FEED FENCING w HEADLOCKS

TYPE	COST
STEEL	$ 40.96 per LF
LOCKABLE STEEL	61.59 per LF
SELF-LOCKING STEEL	119.32 EACH

NOTE: See following page for listing of additional equipment.

DAIRY EQUIPMENT

PLATE COOLERS

NUMBER OF STALLS

6	8	12	20	24
$ 6,699	9,915	13,131	16,346	19,562

HERRINGBONE STALLS

SIZE	STALLS	COST
DOUBLE 3	6	$ 16,539
DOUBLE 4	8	19,740
DOUBLE 6	12	29,610
DOUBLE 10	20	49,351
DOUBLE 12	24	52,285

NOTE: Above costs include manually operated gates.
Larger or other sizes, use a combination of above.

MILK TRANSFER LINES

TYPE	SIZE	COST PER LF
STAINLESS STEEL	18 GAUGE - 1.5"	$ 11.38
STAINLESS STEEL	18 GAUGE - 2.0"	14.44
STAINLESS STEEL	16 GAUGE - 2.0"	18.81
STAINLESS STEEL	16 GAUGE - 2.5"	26.12
STAINLESS STEEL	16 GAUGE - 3.0"	31.55
GLASS PIPE	1.5"	87.94
GLASS PIPE	2.0"	108.95

NOTE: Flushing systems require twice the amount of pipe.

Electric pulsator or hydropulsator;

Manual on & off:	$	769	to	$	1,233	EACH
Automatic off, add:	$	1,286	to	$	3,850	

PART A

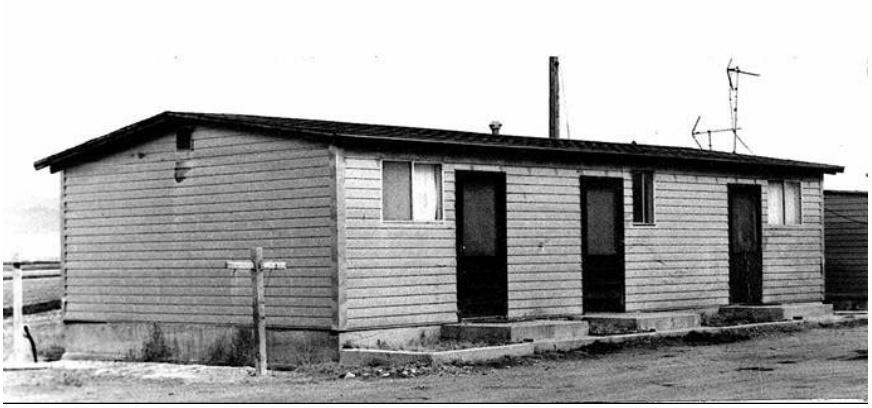
2026-2027 RURAL BUILDING COSTS

Section 3

BUNK HOUSES



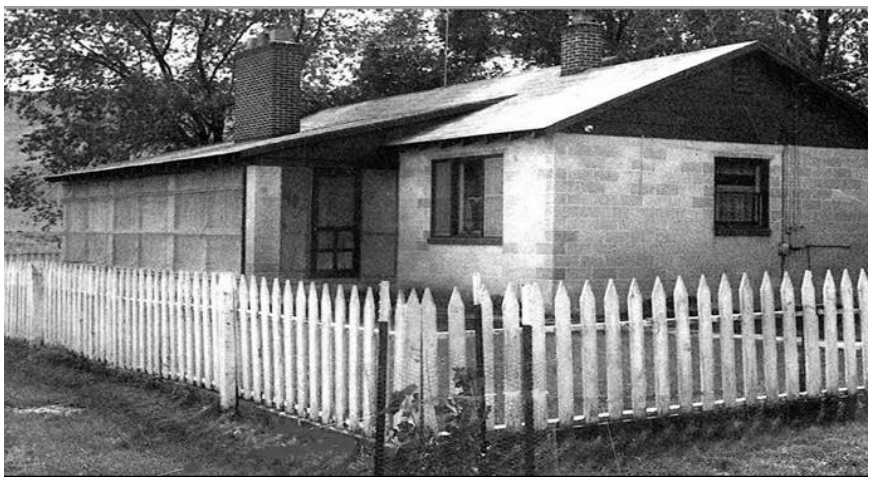
CLASS I
LOW QUALITY



CLASS 2
AVERAGE QUALITY



CLASS 3
GOOD QUALITY



CLASS 4
VERY GOOD QUALITY

COMPONENT	CLASS 1 LOW QUALITY	CLASS 2 AVERAGE QUALITY	CLASS 3 GOOD QUALITY	CLASS 4 VERY GOOD QUALITY
Foundation	Thickened slab around perimeter	Thickened slab around perimeter	Thickened slab around perimeter	Spread footing around perimeter and thickened slab at partitions
Floor	4” concrete slab	4” concrete slab	4” concrete slab	4” concrete slab
Walls	Box construction 2”x4” at 48” on center	Box construction 4”x4” at 48” on center	2”x4” studs at 24” on center, 2”x4” stud partitions at 24” on center	Masonry exterior walls wood frame interior partitions and ceiling
Exterior Cover	Cheap grade redwood or Douglas fir vertical or horizontal	Average grade of redwood, Douglas fir, B and B or horizontal board	Average or better grade of redwood B and B or horizontal siding or stucco finish	Natural blocks
Interior Finish	None	Gypsum board or plywood partitions painted	Gypsum board or plywood partitions painted	Sheet rock finished
Roof Framing	Rafters and tie at plate line	Very simple truss	Rafters, collar beams and ceiling joists or good trusses	Rafters, collar beams and ceiling joists or good trusses
Roofing	Composition or used metal sheeting	Composition or metal sheeting	Aluminum or corrugated iron or light wood shingles	Good grade composition shingles or wood shingles
Doors	Two or three cheap doors	Three or four average doors	One average door each room	One good door each room
Windows	Few and small	One window each room	One steel or aluminum window in each room	One steel sash or aluminum window in each room
Electrical	Minimum outlets	Minimum outlets	Average or better outlets	Average or better outlets adequate amount
Heating & Cooling	None	None	None	None

	SQUARE FEET								
CLASS	**400**	**600**	**800**	**1,000**	**1,200**	**1,500**	**2,000**	**2,500**	**3,000**
1	$ 34.97	33.05	32.09	31.03	30.64	29.71	29.04	28.46	28.20
2	46.70	44.21	43.09	41.71	41.19	40.03	39.12	38.43	38.13
3	63.30	60.13	58.61	56.91	56.27	54.74	53.63	52.75	52.28
4	113.34	105.04	101.20	96.34	94.82	90.67	87.74	85.21	84.10

1. Utility hook-up costs included.

2. Interior plumbing not included — Add for Class 1: $ 1,293 per fixture; Class 2: 1,982 per fixture; Class 3: 3,021 per fixture; Class 4: 4,683 per fixture

3. Domestic well or septic system not included. Refer to Section 4 for costs

4. Floor covering not included. — Add asphalt title or linoleum: $ 7.93 per sq ft; Add installed carpet: 8.05 per sq ft

5. Cooling systems not included. — Add window units: $ - per sq ft; Add for evaporative coolers, roof or wall units only: 4.30 per sq ft

6 Heating systems not included. — Add floor or wall furnace: 2.47 per sq ft

7 Insulation not included. — Add for Roof: 2.19 per sq ft; Walls: 1.34 per sq ft

NOTE: Above costs are based on professional construction labor supervised by a contractor or his job foreman. For farm labor with no professional supervision, costs should be adjusted downward by 25 percent relative to the quality of the finished product.

PART A

2026-2027 RURAL BUILDING COSTS

Section 4

UTILITIES

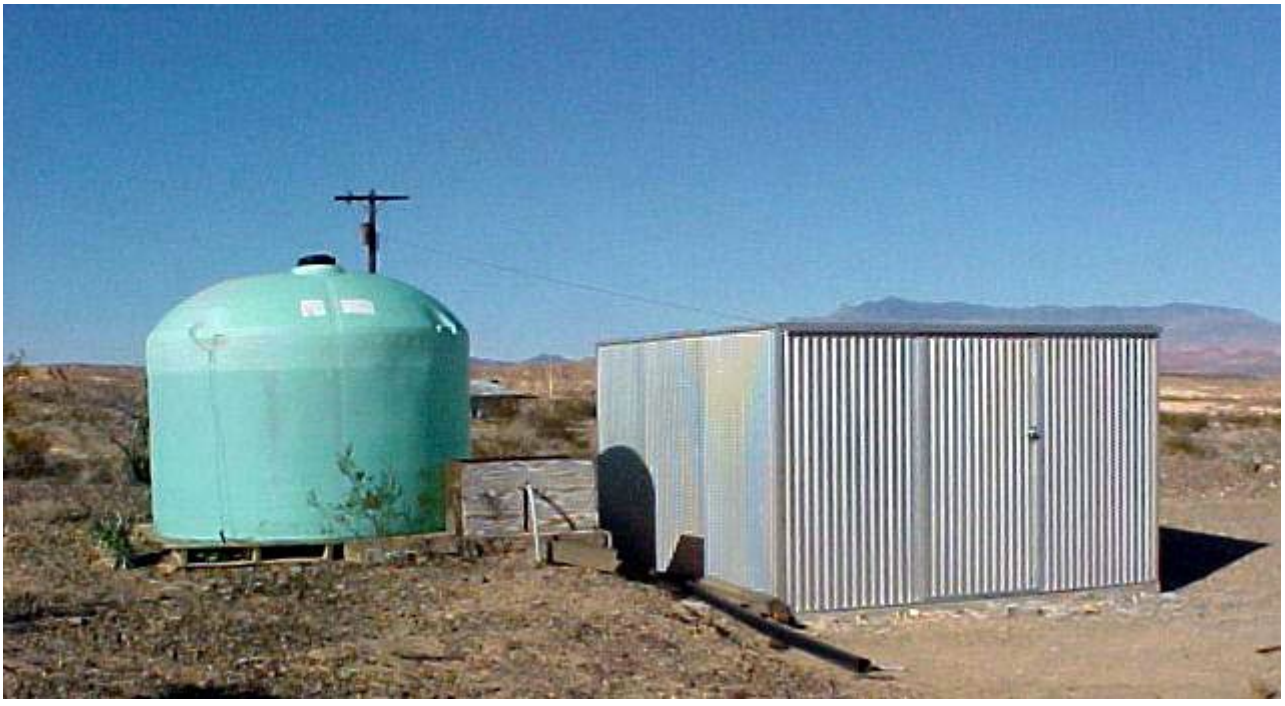
DOMESTIC WATER SYSTEMS - SEPTIC SYSTEMS - MOBILE HOME HOOKUPS

NOTE: The costs offered in this section represent general or average costs. Actual costs in specific geographic areas may vary substantially thereby requiring each assessor to substitute locally relevant cost data.

Residence and bunkhouse costs already include utility hookups. Mobile home hookup costs appear on Page 3 of this section.

PRESSURE TANK SIZES

42 gallons	16-inch diameter	x	48 height	50-inch circumference
82 gallons	20-inch diameter	x	60 height	63-inch circumference
120 gallons	24-inch diameter	x	60 height	75-inch circumference
220 gallons	30-inch diameter	x	72 height	94-inch circumference
315 gallons	36-inch diameter	x	72 height	113-inch circumference
525 gallons	36-inch diameter	x	120 height	113-inch circumference



DOMESTIC WATER SYSTEMS

JET PUMPS

Includes a completely installed shallow well system package. Does not include well drilling. **Bold** cells show typical configurations.

TANK (GAL)	PUMP MOTOR (HP) 1/3	1/2	3/4	1	1 1/2	2
40	**1,851**	**2,177**	2,563	2,681	3,096	3,677
80	1,950	2,276	**2,661**	**2,780**	3,195	3,776
120	2,145	2,471	2,857	2,975	**3,390**	**3,971**
220	2,831	3,157	3,542	3,661	4,076	4,657
315	3,240	3,566	3,951	4,070	4,485	5,066
525	3,844	4,170	4,556	4,674	5,089	5,670

EXAMPLE:

3/4 HP & 80 GAL TANK	$	2,661
6" WELL AT 60' DEPTH		3,660
TOTAL COST	$	6,321

SUBMERSIBLE PUMPS

Includes pump, piping at well, pressure tank, and pad. Does not include well drilling. **Bold** cells show typical configurations.

TANK (GAL)	PUMP MOTOR (HP) 1/3	1/2	3/4	1	1 1/2	2	3	5
40	**1,642**	2,028	2,443	2,887	3,569	4,446	4,796	7,796
80	1,741	**2,126**	**2,541**	2,986	3,667	4,545	4,893	7,893
120	1,936	2,322	2,737	**3,181**	3,863	4,740	5,056	8,055
220	2,622	3,007	3,422	3,867	**4,548**	**5,426**	5,704	8,704
315	3,031	3,416	3,831	4,276	4,957	5,835	**6,012**	9,012
525	3,635	4,021	4,436	4,880	5,562	6,439	6,688	**9,688**

EXAMPLE:

1 HP PUMP & 120 GAL TANK	$	3,181
8" WELL AT 100' DEPTH.		9,300
TOTAL COST	$	12,481

WELL DRILLING

Drilling & casing costs per foot of well depth (includes gravel and concrete packing)	4" - 6" WELL:	$ 61	per foot
	8" - 10" WELL:	93	per foot

NOTE: Above costs are based on professional construction labor supervised by a contractor or his job foreman. For farm labor with no professional supervision, costs should be adjusted downward by 25 percent relative to the quality of the finished product.

SEPTIC TANKS

This table contains costs derived from the current Marshall & Swift Commercial Manual without any adjustment for farm labor. Assessors should apply their knowledge of local market conditions to select an appropriate value.

Segregated by common sizes, these costs represent septic tanks installed and connected in normal soil with leach fields and lines, but do not include hookup costs, which are included with residences or bunkhouses. For mobile homes, add the sewer hookup costs listed below.

SEPTIC TANK COSTS

QUALITY	CAPACITY (GAL) LOW	AVG	GOOD
1000 GAL	2,336	2,873	3,409
1250 GAL	3,142	3,646	4,150
1500 GAL	3,705	4,372	5,039
LEACH LINES (per ft)	16.84	21.87	26.91
DRAINFIELD MULT.	1.25	1.25	1.25
PLASTIC PIPE 4"-6" (per ft)	10.16	13.50	16.84

**** includes statewide local multiplier and no labor adjustment**

MOBILE HOME HOOKUPS

TYPE	LOW	AVG	GOOD
Water	1,178	1,571	2,211
Electric	1,752	2,538	3,655
Sewer	1,317	1,933	2,465
Gas	556	840	1,353

**** includes statewide local multiplier and no labor adjustment**

Add for each lineal foot over base $ 10.55 to $17.48

WATER hookups include trenching, pipe, and labor from unit to city main or domestic well system.

ELECTRIC hookups include pole, box, overhead wiring, and conduit for a 100-ampere system.

SEWER hookups include trenching, pipe, and labor to a city sewer main or septic system.

GAS hookups include trenching, pipe, and labor from unit to a gas main or a tank and regulator.

NOTE: Mobile home hookup costs do not include connector, service, or user fees.

Hookup costs do include combined piping for 40 linear feet of water and sewer lines.

For either water or sewer piping costs exceeding base, ADD per linear foot: $10.55 to $17.48

PART A

2026-2027 RURAL BUILDING COSTS

Section 5

CORRALS AND FENCES



RAILROAD TIE POSTS
10' OC

POLE RAIL FENCE

AVERAGE QUALITY
LESS 15 %



RAILROAD TIE POSTS

POLE RAIL FENCE
WITH FEED TROUGH

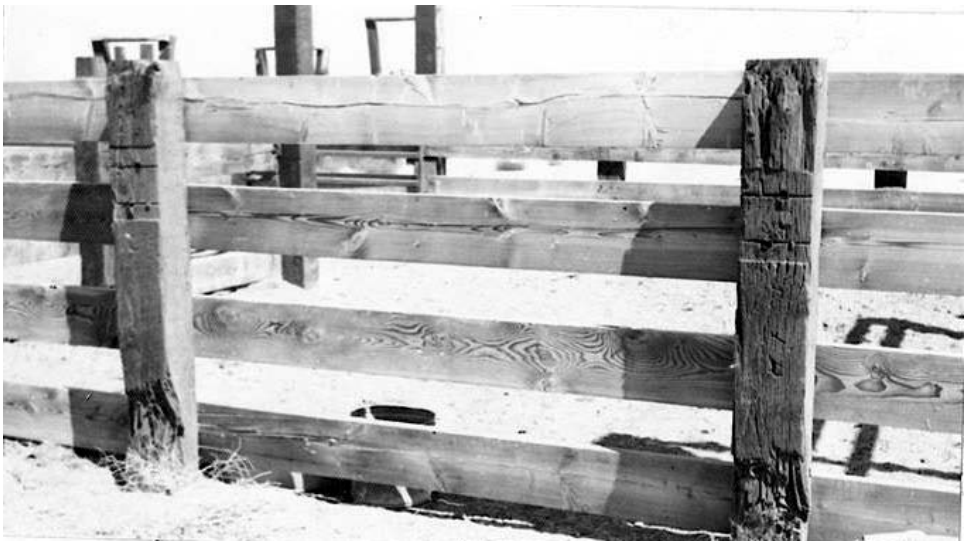
AVERAGE QUALITY



RAILROAD TIE POSTS

CABLE FENCE
WITH FEED TROUGH

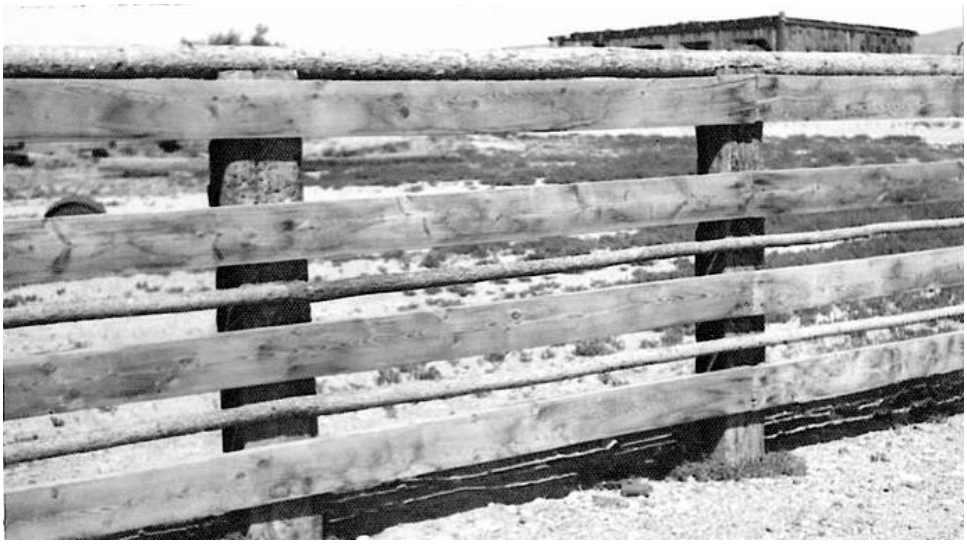
AVERAGE QUALITY



RAILROAD TIE POSTS
6' OC

2" X 8" FENCE RAILS

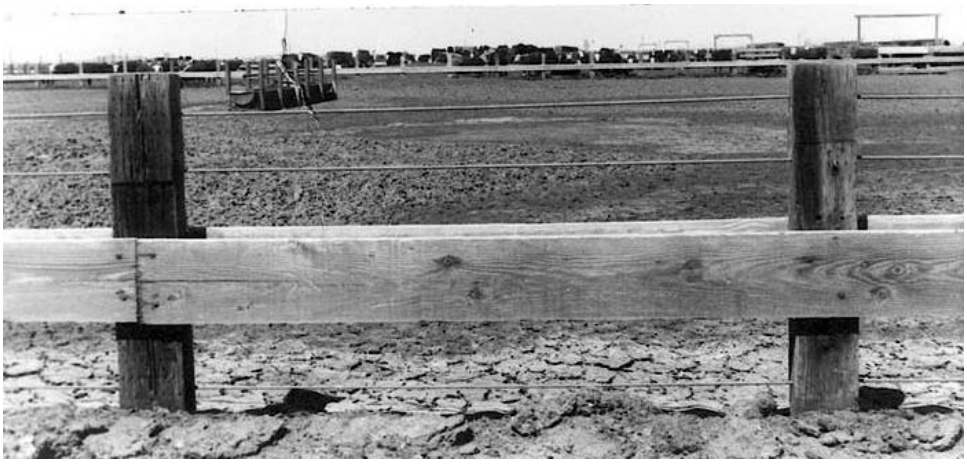
AVERAGE QUALITY
PLUS 15%



RAILROAD TIE POSTS
8' OC

2" X 8" FENCE RAILS
WITH POLES

GOOD QUALITY



RAILROAD TIE POSTS

CABLE FENCE
WITH FEED TROUGH

AVERAGE QUALITY

CORRAL FENCING

COST PER LINEAR FOOT

TYPE	LOW	FAIR	AVG	GOOD
WOOD	$ 13.35	$ 16.07	$ 19.41	$ 23.35

Examples	4-4”	4-6”	5-6”	7-6”
of Rails	3-6”	3-8”	4-10”	6-8”
	2-10”	2-12”	3-12”	4-12”
	2 or 3 poles	4 or 5 poles	6 or 7 poles	7 or 8 poles

Base costs include railroad tie posts eight feet on center with two-inch thick rails. Reduce fair – good quality by one class for lighter wood posts or one-inch thick rails; reduce low quality by 20 percent. Adjust base cost plus or minus 7.5 percent for each foot of deviation from base of eight feet on center. Less than eight feet - increase costs, more than eight feet - reduce costs. For solid wood fence of two-inch thick rails, add 35 percent to good quality. Do not adjust base cost overall more or less than 50 percent.

TYPE	LOW	FAIR	AVG	GOOD
WIRE	$ 5.03	$ 5.69	$ 6.35	$ 7.02

Examples:	2 or 3 strands barbed or hog/cattle fence	3 or 4 strands barbed or light grade woven or welded wire	5 or 6 strands barbed or horse fence (medium welded wire)	7 or 8 strands barbed or bull panels (heavy welded wire)

Base costs include railroad tie posts eight feet on center. Adjusted cost plus or minus 7.5 percent for each foot of deviation from base. Reduce one class for lighter wood posts; reduce two classes for metal “T” posts. Reduce low quality by 30 percent for light wood posts or 50 percent for metal “T” posts. Do not adjust base cost overall more or less than 50 percent.

PIPE AND CABLE FENCES

TYPE	LOW	FAIR	AVG
4" PIPE, CABLE RAILS	$ 19.62	20.23	20.85
4" PIPE, 2" PIPE RAILS	25.02	25.81	26.60

WOODEN FEED TROUGHS

TYPE	LOW	FAIR	AVG	GOOD
W/O FENCE	$ 10.39	$ 13.72	17.59	24.81
WITH FENCE	$ 14.61	18.95	23.18	30.19

For metal troughs, add 200 percent. For concrete troughs, add 250 percent.

CONCRETE

In-place cost for flatwork per square foot:	$ 5.34	to	$	6.41
Cost per square foot of wall area:			$	29.17

METAL FENCING AND GATES



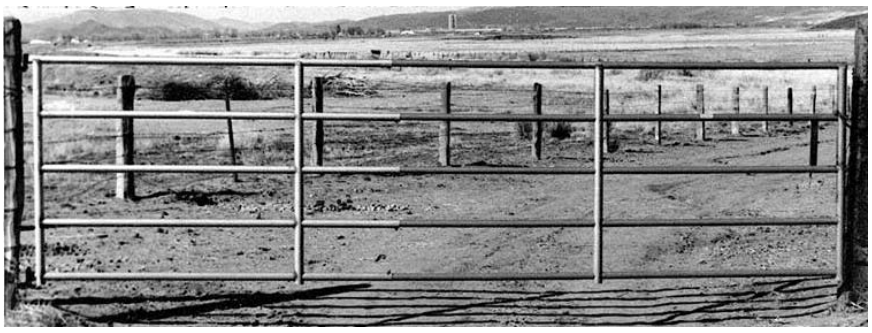
5’ CHAIN LINK FENCE

NO TOP RAIL



COMMERCIALLY MANUFACTURED GATE

GOOD QUALITY



EXPANDED TUBE STEEL GATE



IRON PIPE CORRAL AND HOLDING PEN

CHAIN LINK FENCING

Average cost per linear foot, including complete installation on two-inch round or “H” posts set in concrete, 8 to 12 feet on center.

	HEIGHT				
TYPE	4'	6'	8'	10'	12'
2" INCH MESH AVERAGE QUALITY	$ 13.71	19.76	25.86	32.20	38.06
ADD FOR RAILS	3.04	3.04	3.30	3.30	3.30
ADD FOR PRIVACY SLATS	9.25	14.10	18.98	24.25	26.59
ADD FOR 3 STRAND BARBED WIRE	3.95	3.95	4.44	4.44	4.44

Add 5 percent to 15 percent for aluminum or vinyl covered wire.

PORTABLE HORSE CORRALS & GATES

TYPE	LOW	FAIR	AVG	GOOD
METAL PIPE OR PORTABLE PANELS	$ 11.87	$ 18.91	$ 25.25	$ 36.63

Gates may be included in linear footage of fencing, commensurate to quality class, height, etc.

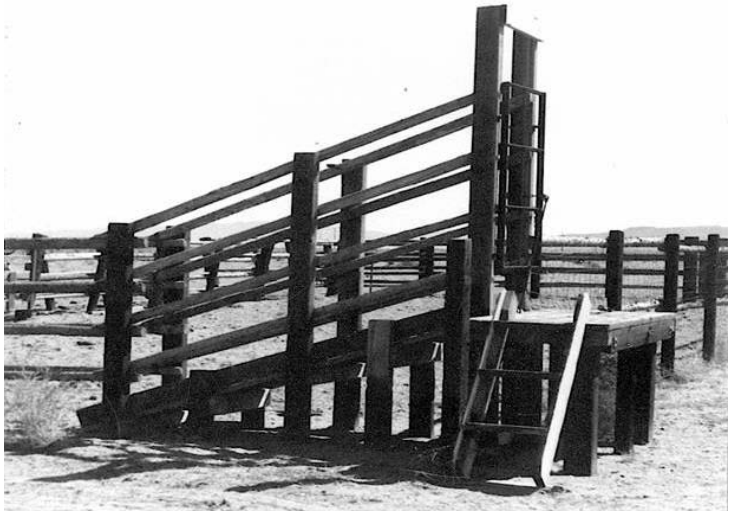
PLASTIC FENCING

TYPE	COST
POLYMER GRID , 5', 2" * 6" TOP RAIL	$ 21.46
VINYL FENCE, 5" * 5" POSTS, 3 - 2" * 6" RAILS	26.59

For other types of plastic fence, see the Marshall & Swift Commercial Manual, Section 66 Page 5

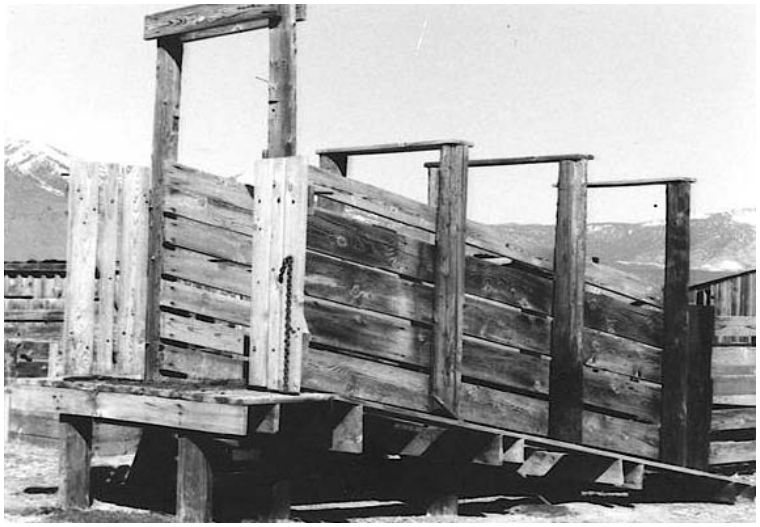
NOTE: Above costs are based on professional construction labor supervised by a contractor or his job foreman. For farm labor with no professional supervision, costs should be adjusted downward by 25 percent relative to the quality of the finished product.

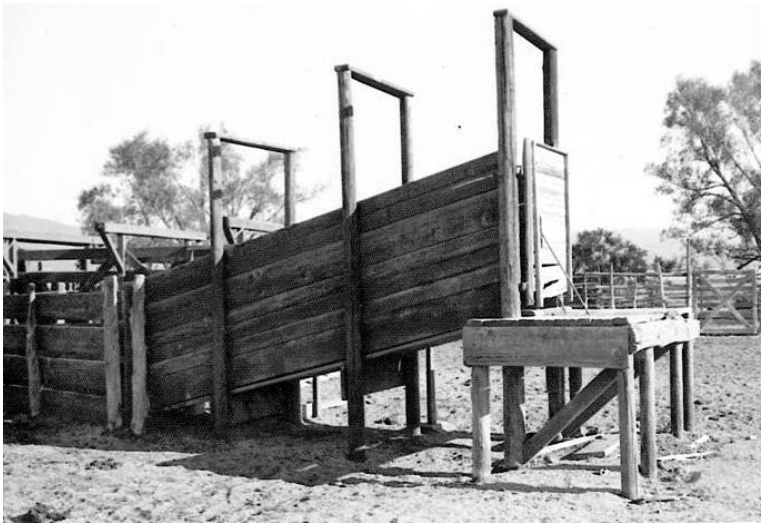
CORRAL LOADING CHUTES



LIGHT SPACED CHUTE

HEAVY SPACED CHUTE





HEAVY SOLID CHUTE

CORRAL LOADING CHUTE

COST PER LINEAR FOOT INCLUDING BOTH SIDES

SPACED	LIGHT CHUTE	$ 99.00	per lf
	HEAVY CHUTE (INCLUDES PLATFORM)	105.68	
SOLID	LIGHT CHUTE	112.35	
	HEAVY CHUTE (INCLUDES PLATFORM)	119.03	

CONCRETE DIPPING VAT

USUALLY COMPOSED OF:

Six-inch electric welded fabric reinforced concrete wade in dipping vat.

Three foot six inches wide by 30 feet long and four feet deep with two-inch supply and drain lines included.

Pump and valve not included.

COMPLETE IN PLACE COST $ 6,934

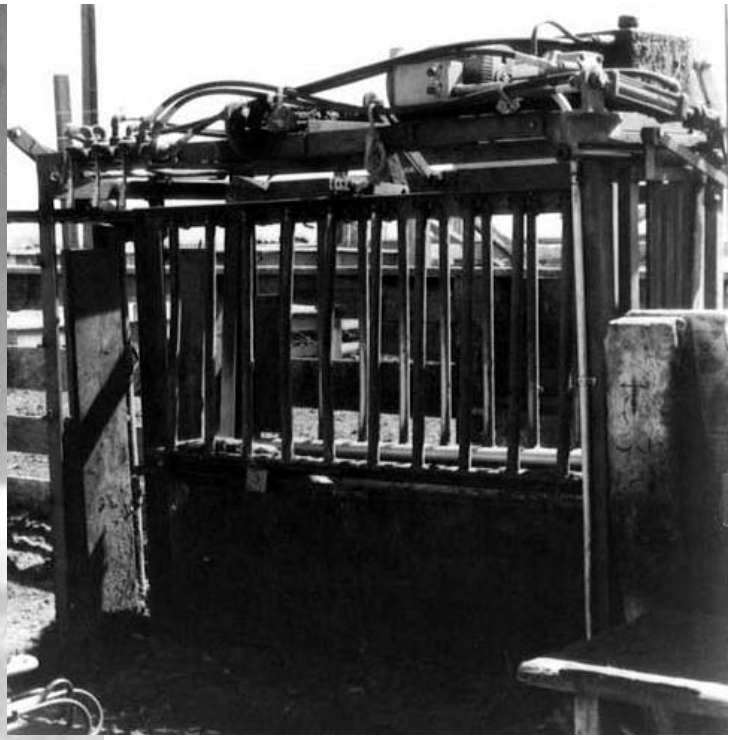


CALF TABLE

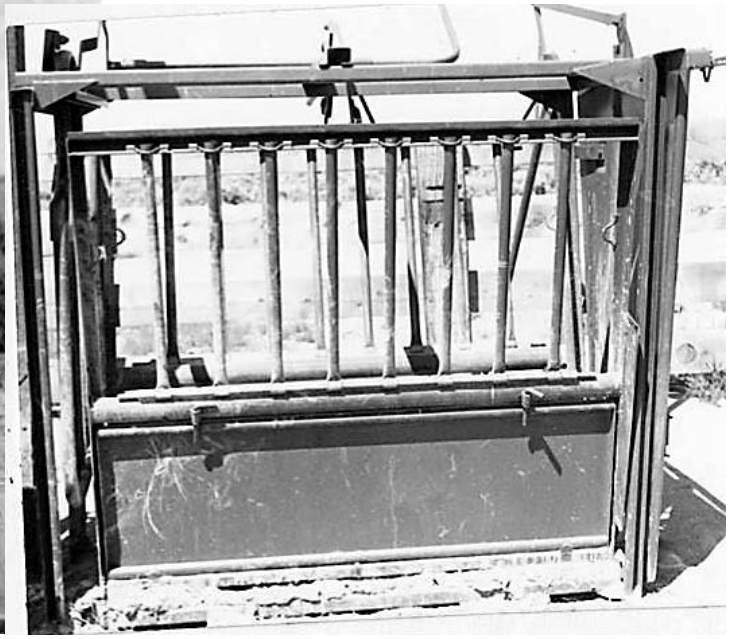
WINDMILLS & CATTLE SQUEEZES



SMALL WINDMILL



HYDRAULIC SQUEEZE



LIGHT STATIONARY SQUEEZE

COMMERCIALLY MANUFACTURED HEAVY DUTY CATTLEGUARDS

7.5' x 8'	7.5' x 10'	7.5' x 12'	7.5' x 15'
$ 3,591	$ 4,864	$ 6,137	$ 7,410

CATTLE SQUEEZE

STATIONARY MODEL, LIGHT	$ 2,853
STATIONARY MODEL, HEAVY	6,669
HEAVY DUTY, HYDRAULIC	11,140
CALF TABLE	1,805



HEAVY STATIONARY SQUEEZE

WINDMILLS AND STEEL TOWERS

FAN		TOWER		INSTALLATION	TOTAL COST
6'	$ 3,092	**21'**	$ 3,273	$ 3,298	$ 9,663
6'	3,092	**27'**	4,256	3,204	10,552
6'	3,092	**33'**	5,242	3,522	11,856
8'	3,964	**21'**	3,273	3,019	10,255
8'	3,964	**27'**	4,256	2,570	10,789
8'	3,964	**33'**	5,242	3,006	12,212
10'	6,919	**27'**	4,256	3,645	14,820
10'	6,919	**33'**	5,242	3,726	15,887
12'	10,864	**27'**	4,256	5,036	20,155
12'	10,864	**33'**	5,242	5,473	21,578
14'	17,307	**27'**	4,256	7,011	28,573
14'	17,307	**33'**	5,242	9,107	31,656
16'	23,341	**33'**	5,242	10,068	38,651

Includes complete steel wheel, tower and installation excluding well.

CATTLE AND HORSE WATERING TANKS

ROUND BOTTOMLESS STOCK TANKS
25.5" Deep, Galvanized Corrugated

	PER FOOT OF DIAMETER - 22 GAUGE METAL	$ 46.62
	12 GAUGE METAL	$ 81.23
ADD: 10 GAUGE METAL		25%
PER SQUARE FOOT OF CONCRETE SLAB		$ 5.34

GALVANIZED WITH BOTTOM 25.5" TO 27" DEEP

	PER FOOT OF DIAMETER - 22 GAUGE METAL	$ 58.28
	12 GAUGE METAL	$ 104.94
10 GAUGE METAL		25%
PER SQUARE FOOT OF CONCRETE BASE		$ 5.34

COMMERCIALLY MANUFACTURED AUTOMATIC WATERERS WITH HEATERS

LEN	WDTH	HGHT	GAL	HEAD	COST
20	18	25	3	30 50	$ 861
30	24	25	9	80 120	861
32	28	25	13	100 200	861
42	28	25	20	200 300	942
66	28	25	35	300 400	1,011
84	24	16	40	350 450	1,050
90	28	25	50	400 550	1,129
90	36	25	120	500 700	1,257
120	28	25	120	500 700	1,300

COMMERCIALLY MANUFACTURED METAL WATER TROUGHS (GALVANIZED TANK)

GALLONS			
175	**300**	**500**	**900**
$ 266	$ 363	$ 481	$ 723

ALL OTHER WATER TROUGHS
1 cubic foot = 7.5 gallons

VOLUME	COST / GAL	Cu Ft
LESS THAN 100 GALLONS	$ 4.62	$ 34.68
100 TO 175 GALLONS	4.22	31.68
176 TO 300 GALLONS	3.82	28.68
301 TO 500 GALLONS	3.42	25.68
OVER 500 GALLONS	3.02	22.68

COMMERCIALLY MANUFACTURED FENCE PANELS

Portable or stationary, not including posts. For wooden posts (RR Ties)
Add $ 13.54 to $ 20.59 EACH

64" HEIGHT, 5 RAIL MEDIUM DUTY	6'	$ 235
	8'	239
	10'	268
	12'	291
	14'	359
	16'	393

64" HEIGHT, 5 RAIL EXTRA HEAVY DUTY	6'	$ 363
	8'	393
	10'	444
	12'	502
	14'	565
	16'	609

For extra heavy-duty panels with solid steel sections, increase cost 100%.

COMMERCIALLY MANUFACTURED METAL GATES WITH LEVER LATCH

WIDTH			
6 FOOT	**8 FOOT**	**12 FOOT**	**16 FOOT**
$ 342	$ 371	$ 485	$ 593

COMMERCIALLY MANUFACTURED
PROFESSIONAL ROPING AND DOGGING CHUTE

FIRST SECTION WITH RELEASE GATE	$ 3,521
SECOND SECTION	2,071
STRIPPING CHUTE	1,999

COMMERCIALLY MANUFACTURED BUCKING CHUTE

FIRST SECTION	$ 9,139
ADDITIONAL SECTIONS, EACH	7,260

COMMERCIALLY MANUFACTURED CROWDING ALLEYS

24' x 60" INCLUDES FRAMES & HEADGATE w STAND	$ 8,172
24' x 60" ADD-ON SECTION	2,704
ALLEY STOPS ADD	398
10' CUTOUT GATE INCLUDING FRAME AND 10' PANEL	3,151

CURVED CROWDING ALLEYS

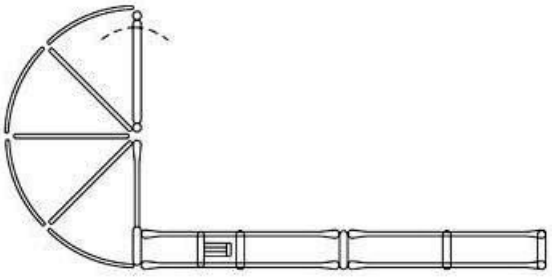
180 DEGREE SWEEP, 10' GATE & 24' ADJUSTABLE ALLEY WITH A1 CAGE & 10' X 20' LEAD-UP	$ 19,658
180 DEGREE SWEEP, 10' GATE & 24' ADJUSTABLE ALLEY	13,792
BLOCKING DOOR ADD	1,253
ADJUSTABLE ALLEY BOW	441

COMMERCIALLY MANUFACTURED FEEDER PANEL

SIZE	EACH
6' x 64"	$ 771
8' x 64"	997
10' x 64"	1,045
12' x 64"	1,200
16' x 64"	1,440

HEADGATES

SELF CATCH HEAVY DUTY	$ 2,046
SELF CATCH LIGHT DUTY	888



180’ SWEEP w CROWDING ALLEY

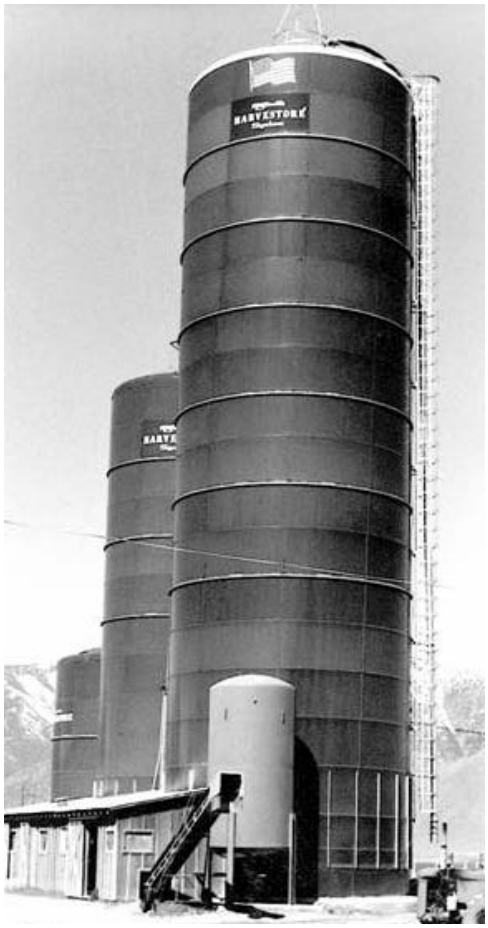
PART A

2026-2027 RURAL BUILDING COSTS

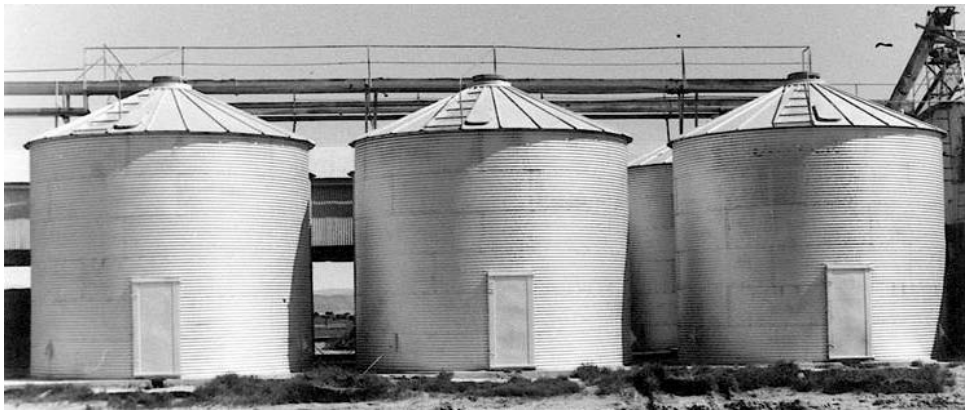
Section 6

MISCELLANEOUS COSTS

Most of the costs in this section are based on professional construction labor supervised by a contractor or his job foreman. Few of these costs should be adjusted downward for farm labor with no professional supervision, as most of these items are professionally installed with contractor supervisor.



SILO: GLASS-LINED STEEL



GRAIN STORAGE BINS with CONVEYOR

FARM SILOS

Costs of concrete stave silo, complete. For other construction material, see factors listed below.

TOTAL COST

DIAMETER	HEIGHT 30'	35'	40'	45'	50'	60'	70'	80'	90'
12'	$ 18,695	22,037	25,379	28,495	31,611	37,616	-	-	-
14'	21,754	25,436	29,118	32,574	36,029	43,167	50,192	-	-
16'	22,547	26,229	29,911	33,707	37,502	44,640	52,231	59,483	-
18'	24,246	28,212	32,177	35,973	39,768	48,379	56,423	64,298	72,229
20'	27,192	31,611	36,029	40,675	45,320	54,271	63,165	72,229	81,010
22'	31,724	36,879	42,034	47,189	52,345	62,882	73,079	85,825	94,039
24'	-	-	-	-	60,332	72,229	84,125	95,739	107,918
30'	-	-	-	-	-	98,288	114,433	130,295	186,945

No chute, deduct per vertical foot of height	$ -
Flat roof, deduct per square foot of floor area	$ 8.98
No roof, deduct per square foot of floor area	$ 16.94

NOTE: For silos constructed from other materials, multiply the costs above by these factors:

Brick masonry	1.75	Glass lined steel	2.15
Reinforced concrete	1.60	Steel	1.80
Concrete block	1.20	Wood	1.10

SILO UNLOADER
EACH

12'	14'	16'	18'	20'	22'	24'	26'	28'	30'
$ 14,842	15,635	16,542	17,335	18,468	19,261	20,281	N/A	N/A	21,414

NOTE: Above costs are based on professional construction labor supervised by a contractor or his job foreman. For farm labor with no professional supervision, costs should be adjusted downward by 25 percent relative to the quality of the finished product.

STEEL GRAIN BINS

Costs are averages for utility type storage bins usually found on farms and ranches. Costs of standard bins are for tank with door and manhole, erected on buyer's slab. Height is to top of shell. Cost of ventilated floor includes floor, auger tube, and steel columns and beam supports for plenum assembly.

NOTE: To calculate capacity in bushels, multiply diameter squared x height x .63.

STEEL GRAIN BINS

SIZE DIAM	HGHT	CAPACITY (BUSHELS)	COST W/O DRY BIN	COST WITH DRY BIN	SLAB FLOOR
15	7	1,257	$ 8,240	$ 11,975	$ 1,114
15	11	1,792	10,789	15,887	1,221
15	15	2,329	12,923	18,851	1,399
15	18	2,864	14,701	21,222	1,612
18	11	2,647	11,975	17,547	1,494
18	15	3,422	14,939	21,578	1,553
18	18	4,189	16,954	24,542	1,612
21	11	3,693	13,279	19,207	2,051
21	15	4,753	16,954	24,542	2,122
21	18	5,813	20,511	29,877	2,205
24	11	4,949	16,243	23,712	2,596
24	15	6,344	19,800	29,166	2,727
24	18	7,739	24,779	35,924	2,845
27	11	6,409	19,207	28,217	3,349
27	15	8,182	23,831	34,501	3,498
30	15	10,278	28,929	41,733	3,853
30	18	12,473	34,145	49,440	4,061
30	22	14,668	39,243	-	4,268
30	26	16,863	43,630	-	4,653
36	15	15,297	40,666	59,043	5,691
36	18	18,473	46,120	67,283	6,047
36	22	21,648	53,708	-	6,284

ADD: PER SQUARE FOOT OF CONCRETE SLAB $ 5.34

LADDERS	$ 116	PLUS	$ 16.54	PER LINEAR FOOT
SAFETY CAGES	32.01	TO	40.01	PER FOOT INSTALLED
AUGER AND DRIVE	688	PLUS	74.10	PER FOOT OF TANK DIAMETER
SPREADERS	1,340	TO	2,016	EACH
STIRRATORS	313.00	TO	476.61	PER FOOT OF TANK DIAMETER

NOTE: Above costs are based on professional construction labor supervised by a contractor or his job foreman. For farm labor with no professional supervision, costs should be adjusted downward by 25 percent relative to the quality of the finished product.

FEED TANKS

Costs are averages of typical farm hoppers with roof, manhole, and ladder including necessary steel structural supports and concrete footings. Height is overall from ground level to top of tank. Capacity in tons is figured at 50 pounds per bushel.

DIAMETER (FEET)	HEIGHT (FEET)	CAPACITY (BUSHELS)	CAPACITY (TONS)	COST
6	10'	120	3.0	$ 3,083
6'	16'	240	6.0	4,357
6'	21'	360	9.0	4,950
6'	25'	480	12.0	5,572
6'	28'	600	15.0	6,165
7'	11'	157	4.0	4,209
7'	14'	239	6.0	4,535
7'	16'	321	8.0	4,891
7'	19'	403	10.0	5,246
9'	14'	300	7.8	6,343
9'	17'	450	11.3	7,588
9'	20'	590	14.8	8,240
9'	25'	855	21.4	9,544
9'	28'	1,000	25.0	10,078
9'	31'	1,130	28.5	10,433
12'	20'	870	21.8	14,227
12'	25'	1,345	33.6	16,124
12'	31'	1,825	45.6	18,377
12'	36'	2,300	57.5	19,800
12'	42'	2,780	69.5	21,578

ADD: PER SQUARE FOOT OF HEAVY DUTY CONCRETE SLAB $ 6.41

NOTE: Above costs are based on professional construction labor supervised by a contractor or his job foreman. For farm labor with no professional supervision, costs should be adjusted downward by 25 percent relative to the quality of the finished product.

GRAIN HANDLING SYSTEMS

Cost of handling equipment only does not include grain storage bins. Most grain handling systems are professionally installed with contractor supervision. In cases where unsupervised nonprofessional help such as farm labor is used, adjust the costs listed downward by 25 percent, depending on the quality of workmanship.

AUGER-TYPE CONVEYOR

DIAM	COST/LIN FT
6"	$ 116
8"	159
10"	209
12"	282
14"	328
16"	409

BELT-TYPE

WIDTH	COST/LIN FT
12"	$ 200
18"	309
24"	363
30"	417
36"	445
48"	571



FEED MILL and COMPONENTS

ELECTRIC POWER PLANTS

HOME GENERATOR SETS

RATING - KW	GASOLINE	DIESEL
3.0	$ 5,187	$ 6,224
4.0	$ 6,299	$ 7,558
5.0	$ 7,499	$ 8,999
7.0	$ 10,078	$ 12,093

COMMERCIAL INDUSTRIAL GENERATORS

RATING - KW	GASOLINE	DIESEL
10.0	$ 24,163	$ 29,925
12.5	$ 28,416	$ 35,029
15.0	$ 31,632	$ 38,888
20.0	$ 37,184	$ 46,037
25.0	$ 40,008	$ 47,245
30.0	$ 42,833	$ 48,454
40.0	$ 51,547	$ 58,613
50.0	$ 56,940	$ 65,228
60.0	$ 74,071	$ 85,471
100.0	$ 91,202	$ 105,715
150.0	$ 121,139	$ 143,654

For Air Cooling, Deduct: 15%
For natural or LP gas fuel systems, Add per KW: $ 38.83
For remote control starting, gasoline fuel, Add: $ 148.85

NOTE: Above costs include minimal current load control switchboard facilities. Above costs do not include mounting pads

ALTERNATING CURRENT LOAD CONTROL SWITCHBOARD

RATING KW	RATING AMPS	VOLTAGE	COST EACH
15	130	240; 230/400	$ 2,490
20	170	120/240; 240	3,527
25	210	240; 120/240	4,565
30	250	240; 120/240	5,602
40	330	120/240; 240	6,639
50	420	480;240	7,677
60	500	480;240	8,714
100	830	480;240	9,752

ADD FOR DIESEL POWERED PLANTS: $ 285
FOR CIRCUIT BREAKERS: $ 1,061 TO $ 6,066

AUTOMATIC EMERGENCY SWITCHBOARD FOR GASOLINE PLANT

RATING KW	RATING AMPS	VOLTAGE	COST EACH
15	130	120/240	$ 735
20	170	120/240	2,129
25	210	120/240	3,523
30	250	120/240	4,917
40	330	120/240	6,311
50	420	120/240	7,705
60	500	120/240	9,099
100	830	120/240	10,493

SCALES



LIVESTOCK SCALE with WOOD CAGE

LIVESTOCK SCALES

BEAM TYPE	SIZE	CAPACITY	COST
FULL CAPACITY	14' X 8'	5 TON	$ 23,238
FULL CAPACITY	16' X 8'	10 TON	$ 30,588
FULL CAPACITY	22' X 10'	15 TON	$ 43,512

SCALE CAGES

METAL SIZE	METAL COST	WOOD SIZE	WOOD COST
14'	$ 2,591	**14' X 8'**	$ 1,291
16'	2,912	**16' X 8'**	$ 1,327
22'	4,020	**22' X 10'**	$ 1,648
24'	4,379	**24' X 10'**	$ 1,711

FOR TYPE REGISTERING BEAM, ADD.	$ 1,156
FOR PRINTER, ADD	2,430
FOR ELECTRONIC DIGITAL SCALE, ADD.	7,469

Scale pit 4-inch concrete walls and slab poured in place. May be poured in or on top of ground. If on top, compacted ramps and steps to scale beam included.

MOTOR TRUCK SCALES

Specifications

Reinforced concrete pit and platform. All steel structure and scale mechanism.

Motor truck scales are of two general types: the beam type (either manual or type registering) and the fully automatic dial type. The construction of both, insofar as the weight carrying mechanism is concerned, is very similar. The method of recording the weights makes the difference.

CAPACITY		TOTAL COST
20 TONS	$	59,043
30 TONS	$	68,765
40 TONS	$	78,842
50 TONS	$	89,216
60 TONS	$	100,776
70 TONS	$	116,189

FOR WOOD PLATFORM, DEDUCT:		6%
FOR STEEL PLATE, ADD:		5%
FOR AUTOMATIC DIAL MODEL, ADD:	$	3,023
FOR REMOTE READER-PRINTER, ADD:		14,346
FOR CARD PRINTER, ADD:		3,320



VINYARDS

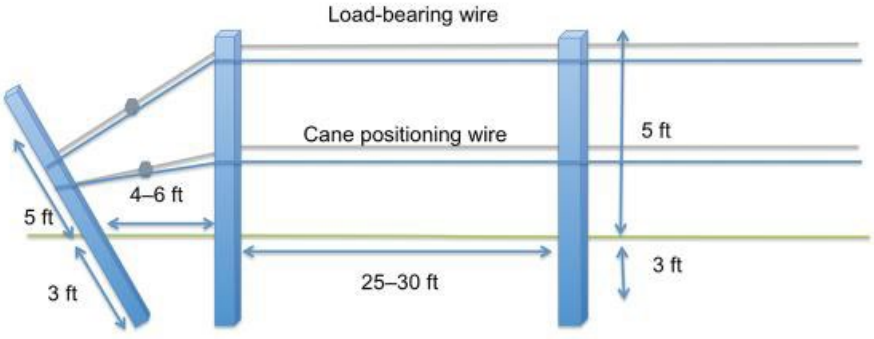
Vine Training Systems

Vine Training Systems are instrumental in good canopy management and productivity of the grape vines. The costs shown here include the T-posts, wire clips, two rows of trellis wire, and pencil rod stakes.

VINYARD STAKE & TRELLIS SYSTEM	EACH VINE	PER ACRE
4X7 (VINES 4' APART; ROWS 7' APART); EVERY VINE (7' T POST WITH WIRE CLIPS, STAKES, 2 ROWS OF WIRE FOR TRELLIS)	$ 6.60	$ 10,270.51



I-Trellis with End Post Configuration



PART A

2026-2027 RURAL BUILDING COSTS

Section 7

COMPUTATIONAL TABLES

MEASUREMENT PRINCIPLES

PLANE FIGURE	A plane surface bounded by either straight or curved lines having no thickness.
SOLID	A body, such as a barrel, building, etc.
SQUARE MEASURE	Area calculation requiring only two dimensions, length and width.
CUBIC MEASURE	Cubic or cubage means volume and gives size in terms of its bulk. Calculation requires three dimensions: length times width times depth or height or thickness.

WEIGHTS AND MEASURES

Tables of weights, measures and other information helpful to the assessor-appraiser.

METRIC MEASURE

Millimeter	0.001 meters
Centimeter	0.01 meters
Decimeter	0.1 meters
Meter	39.3685 inches
Kilometer	1,000 meters
Kilometer	0.62137 miles
Meter	1.0935 yards
Meter	3.2807 feet
1 foot	0.30480 meter
1 foot	30.48 centimeters
1 inch	2.54 centimeters

LINEAR MEASURE

1 foot	12 inches
1 yard	3 feet or 36 inches
1 rod	5 1/2 yards or 16 1/2 feet or 25 links
1 furlong	40 rods or 220 yards or 660 feet
1 mile	8 furlongs or 320 rods or 1,760 yards or 5,280 feet

SURVEYOR'S LINEAR MEASURE

1 link	7.92 inches
1 rod	25 links
1 chain	4 rods or 100 links or 66 feet
1 furlong	10 chains
1 mile	8 furlongs or 80 chains

WEIGHTS AND MEASURES

SQUARE MEASURE

1 square foot	144 square inches
1 square yard	9 square feet or 1,296 square inches
1 square rod	1 pole or perch or 30 1/4 square yards or 272 1/4 square feet
1 rood	40 square rods or 1,210 square yards or 1/4 acre
1 acre	160 square rods or 4,840 square yards or 43,560 square feet
1 square mile	640 acres

SURVEYOR'S SQUARE MEASURE

1 square rod	625 square links
1 square chain	16 square rods
1 acre	10 square chains
1 square mile	640 acres

CUBIC MEASURE

1 cubic foot	1,728 cubic inches or 7.481 gallons
1 cubic yard	27 cubic feet
1 cord foot	16 cubic feet
1 cord of wood	8 cord feet or 128 cubic feet
1 perch of masonry	24 3/4 cubic feet
1 bushel	1.2445 cubic feet

ANGLES AND ARCS

1 minute	60 seconds
1 degree	60 minutes
1 right angle	90 degrees or 1 quadrant
1 circumference	360 degrees or 4 quadrants

BOARD MEASURE

1 board foot	length in feet times width in feet times thickness in inches

AREAS

Square feet of surface area equal square of one side multiplied by the given factor.

REGULAR SHAPED	NUMBER OF SIDES	FACTOR
Equilateral triangle	3	0.433
Pentagon	5	1.721
Hexagon	6	2.598
Heptagon	7	3.634
Octagon	8	4.828
Nonagon	9	6.182
Decagon	10	7.694
hendecagon	11	9.366
Dodecagon	12	11.196

MEASURES AND THEIR EQUIVALENTS

- A gallon of water (U. S. Standard) weighs 8 1/3 pounds and contains 231 cubic inches.
- A cubic foot of water contains 7 1/2 gallons, 1,728 cubic inches and weighs 62 1/2 pounds.
- Doubling the diameter of a pipe increases its capacity four times.
- To find the capacity of any size tank given the dimensions of a cylinder in inches, to find its capacity in U. S. gallons; square the diameter, multiply by the length and by 0.0034. (Note: See table on tank capacities.)
- Rectangular tanks: multiply the length by the width by the depth (all in inches) and divide the result by 231. The answer is the capacity in gallons.
- Thirty-one and one half (31 1/2) gallons water equals one barrel by weight.
- British Thermal Unit (BTU) is the amount of the heat required to raise one pound of water one-degree Fahrenheit.
- A ton of refrigeration is measured by the displacement of the amount of heat required to melt a ton of ice in 24 hours. One motor horsepower of an electrically powered unit is normally required to produce one ton of refrigeration. Twelve thousand British Thermal Units (12,000 BTU) equals one ton.
- Watts = Volts multiplied by Amps
- Horsepower equals Kilowatts multiplied by 1.3405.
- Kilowatts equal horsepower multiplied by 0.746.

WEIGHTS

BRICK: Common brick of the national size weigh from 4 1/2 to five pounds; pressed and paving brick, from six to seven pounds, depending upon clay, burning and size.

LIME: On the basis of 53 pounds to the cubic foot, lime weighs about 66 pounds to the bushel, but in bulk it often sells on the basis of 80 pounds to the bushel or 200 pounds to the barrel of 2 1/4 bushels.

MISCELLANEOUS
WEIGHT AND MEASURE EQUIVALENTS

1 cubic inch of cast iron weighs 0.26 pounds
1 cubic inch of wrought iron weighs 0.28 pounds
1 cubic inch of water weighs 0.036 pounds
1 cubic foot of water weighs 62.321 pounds
1 United States gallon weighs 8.34 pounds
1 Imperial gallon weighs 10.00 pounds
1 United States gallon equals 231.01 cubic inches
1 Imperial gallon equals 277.274 cubic inches
1 cubic foot of water equals 7.48 U. S. gallons

1-gallon (water) weighs 8.34 pounds
1 gallon equals 0.1337 cubic feet
1 gallon equals 0.1074 bushels
1 cubic foot equals 0.8032 bushels
1 barrel (oil) equals 42 gallons
1 barrel (water) equals 31.5 gallons

A span is 9 inches
A hand, horse measurement, equals 4 inches
A knot, nautical, equals 6,080.27 feet
A fathom, nautical, equals 6 feet
A stone equals 14 pounds

- Pressure in pounds per square inch of column of water equals 0.434 times the height of the column in feet.
- A square acre measures approximately 208.7 feet on each side.
- 1 acre measures about 8 rods by 20 rods, or any two combinations of rods whose product equals 160.

MISCELLANEOUS

WEIGHT AND MEASURE EQUIVALENTS

- To convert bushels to tons, multiply number of bushels by 60 and divide the product by 2,000 (average maximum weight of commodities 60 pounds per bushel).
- To convert gallons to bushels, divide gallons by 9.35. Answer in bushels.
- To convert cubic measure into bushels, multiply by 0.8035.

AREAS AND MEASUREMENTS

- To find the circumference of a circle, multiply the diameter by 3.1416.
- To find the diameter, multiply circumference by 0.3183 or divide circumference by 3.1416.
- To find the radius, multiply circumference by 0.15915.
- To find the side of an inscribed square, multiply the diameter by 0.07071 or multiply the circumference by 0.2251.
- To find the side of an equal square, multiply the diameter by 0.8863 or multiply the circumference by 0.2821.

SQUARE: A side multiplied by 1.4142 equals the diameter of its circumscribing circle.

A side multiplied by 4.443 equals the circumference of its circumscribing circle.

A side multiplied by 1.126 equals the diameter of an equal circle.

A side multiplied by 3.547 equals the circumference of an equal circle.

- To find the area of a circle, multiply the circumference by one-quarter of the diameter or multiply the square of the diameter by 0.7854 or multiply the square of the circumference by 0.07958 or multiply the square of one-half of the diameter by 3.1416.
- To find the surface of a sphere or globe, multiply the diameter by the circumference or multiply the square of the diameter by 3.1416 or multiply four times the square of the radius by 3.1416.
- To find tank capacities, diameter square times .0034 equals gallons per inch of height - Base 42 gallons per barrel.
- To find area of a triangle, multiply base by 1/2 perpendicular height.
- To find area of an ellipse, product of both diameters times 0.7854.
- To find area of a parallelogram, base times altitude.
- To find cubic inches in a ball, multiply cube of diameter by 0.5236.
- To find cubic contents of a cone, multiply area of base by one third the altitude.
- Area of rectangle equals length multiplied by width.
- Surface of frustum of cone or pyramid equals sum of circumference of both ends times 1/2 slant height plus area both ends.
- Contents of frustum of cone or pyramid: multiply area of two ends and get square root, add the two areas and times 1/3 altitude.

CONVERSION TABLES

TABLE FOR AREA AND CAPACITY OF CIRCULAR TANKS / FOOT

DIAMETER	CIRCUMFRENCE	AREA	GALLONS		BARRELS (OIL)
3	9.42	7.07	53	6	1.26
4	12.57	12.57	94	10	2.24
5	15.71	19.63	147	16	3.50
6	18.85	28.27	212	23	5.00
7	21.99	38.48	288	31	6.80
8	25.13	50.27	376	42	9.00
9	28.27	63.62	477	51	11.30
10	31.42	78.54	587	63	14.00
11	34.56	95.03	711	76	16.90
12	37.69	113.10	846	91	20.20
13	40.84	132.73	993	107	23.70
14	43.98	153.94	1,151	124	27.40
15	47.12	176.72	1,322	142	31.50
16	50.26	201.06	1,054	162	35.80
17	53.41	226.98	1,698	182	40.40
18	56.55	254.47	1,903	204	45.30
19	59.69	283.53	2,121	228	50.50
20	62.83	314.16	2,350	252	56.00
21	65.97	346.36	2,591	278	61.70
22	69.12	380.13	2,843	305	67.70
23	72.26	415.48	3,108	334	74.00
24	75.40	452.39	3,384	364	80.60
25	78.54	490.87	3,672	394	87.40
26	81.68	530.93	3,971	427	94.60
27	84.82	572.56	4,283	460	102.00
28	87.97	615.75	4,606	495	109.70
29	91.11	660.52	4,941	531	117.60
30	94.25	706.86	5,287	568	125.80
31	97.39	754.77	5,646	606	134.40
32	100.53	804.25	6,016	646	143.20
33	103.67	855.30	6,398	687	152.30
34	106.81	907.92	6,791	730	161.60
35	109.96	962.11	7,197	773	171.30
36	113.10	1,017.88	7,614	818	181.30
37	116.24	1,075.21	8,043	864	191.50
38	119.38	1,134.11	8,483	911	202.00
39	122.52	1,194.59	8,936	960	212.70
40	125.66	1,256.64	9,400	1,010	223.80

NOTE: Capacity of cylindrical tanks standing on end.

CONVERSION TABLES

NOTES on cylindrical tanks: To find the capacity in cubic feet of a round tank or cistern, multiply the square of the average diameter by the depth and multiply the product by 0.785.

*To find the capacity in barrels (oil) equals diameter squared times 0.1399 times height.

** To find the capacity in gallons equals diameter squared times 5.8748 times height.

TABLE FOR CONVERSION OF LINEAR FEET INTO BOARD FEET

2 by 4	0.667 board feet
3 by 4	1.000 board feet
2 by 6	1.000 board feet
2 by 8	1.333 board feet
2 by 10	1.667 board feet
2 by 12	2.000 board feet
2 by 14	2.333 board feet
2 by 16	2.667 board feet
3 by 6	1.500 board feet
4 by 6	2.000 board feet
4 by 10	3.333 board feet
4 by 12	4.000 board feet
6 by 6	3.000 board feet
6 by 8	4.000 board feet
10 by 12	10.000 board feet
12 by 12	12.000 board feet

BOARD MEASURE

Multiply thickness in inches by width in inches, divide product by 12 and multiply result by the length in feet. The result is board measure content.

EXAMPLE

Two inches times 10 inches equal 20 square inches divided by 12 equals 1.667 board feet times 1,000 linear feet equals 1,667 board feet.

CENTER PIVOT IRRIGATION SYSTEM DATA

----------AREA COVERED IN ACRES

TOTAL SYSTEM LENGTH (IN FEET) 2/	PERCENT OF WATER APPLIED IN LAST 100 FEET 1/	TOTAL ACRES OF SQUARE FIELD TWICE LENGTH OF SYSTEM	WITH GUN 3/ SPRINKLER CORNERS USED ONLY	WITH GUN SPRINKLER USED ON ENTIRE CIRCLE 3/	WITHOUT END GUN
600	30.6	33.1	30.8	35.3	26.0
650	28.4	38.8	36.0	40.6	30.5
700	26.5	45.0	41.5	46.2	35.3
750	24.9	51.7	47.3	52.1	40.6
800	23.4	58.8	53.4	58.4	46.2
850	22.1	66.3	59.8	65.1	52.1
900	21.0	74.4	66.5	72.1	58.4
960	19.9	82.9	73.6	79.5	65.1
1,000	19.0	91.8	81.1	87.3	72.1
1,050	18.1	101.2	89.0	95.4	79.5
1,100	17.4	111.1	97.3	103.8	87.3
1,150	16.6	121.4	106.0	112.7	95.4
1,200	16.0	132.2	115.1	121.9	103.9
1,250	15.4	143.5	124.6	131.4	112.7
1,300	14.8	155.2	134.5	141.4	121.9
1,320	14.6	16.0	138.5	145.4	125.7
1,350	14.3	167.4	144.7	151.6	131.4
1,400	13.8	180.0	155.4	162.3	141.4
1,450	13.3	193.1	166.5	173.3	151.6
1,500	12.9	206.6	178.0	184.6	162.3

1/ Less volume of end gun when used.

2/ Generally outside drive wheel is approximately 50 feet from end.

3/ Based on 100 feet gun coverage.

EXAMPLE: System is 900 feet long. Then 21 percent of water is applied in last 100 feet; 66.5 acres are covered with gun used in corners only.

2026-2027

PART B

ALTERNATE COSTS

TABLE OF CONTENTS

2026-2027 – PART B ALTERNATE COSTS

TELECOM/COMMUNICATIONS – SECTION 1

TELECOM/COMMUNICATIONS 1

FUELING – SECTION 2

BULK FUEL TANKS

ABOVE GROUND TANKS 1

UNDERGROUND TANKS 2

PUMPS/DISPENSERS 3

COMPRESSED NATURAL GAS FILLING STATIONS 4

ELECTRIC CAR CHARGERS

RESIDENTIAL 5

COMMERCIAL 6

MUNICIPAL UTILITY PLANTS – SECTION 3

MUNICIPAL UTILITY PLANTS

WASTE-WATER TREATMENT PLANT 1

MISCELLANEOUS – SECTION 4

PRECAST CONCRETE GREASE INTERCEPTORS 1

PRECAST CONCRETE OIL/SAND INTERCEPTORS 2

RESIDENTIAL SOLAR – SECTION 5

PASSIVE SOLAR 1

PART B

2026-2027 ALTERNATE COSTS

Section 1

TELECOM/COMMUNICATIONS

TELECOM / COMMUNICATION EQUIPMENT SHELTERS



LOW QUALITY



AVERAGE QUALITY



GOOD QUALITY

PREFABRICATED TELECOM / COMMUNICATION EQUIPMENT SHELTERS

Costs are for complete installation of small prefabricated modular buildings used for weather- and vandal-resistant equipment storage. Costs include a foundation and all wall, roof, and floor panels. Steel wall vents and entry door, and minimum electrical. Air conditioning and equipment power panel and wiring are not included.

SQUARE FOOT COSTS

CLASS	100	150	200	300	500	750
1	$ 182.12	$ 156.95	$ 143.21	$ 122.61	$ 102.58	$ 89.99
2	$ 221.84	$ 186.93	$ 170.34	$ 145.16	$ 119.75	$ 102.58
3	$ 261.02	$ 216.38	$ 196.93	$ 167.17	$ 136.27	$ 114.52

NOTE: For very low-quality metal or fiberglass structures, reduce Class 3 costs by 55%.

PART B

2026-2027 ALTERNATE COSTS

Section 2

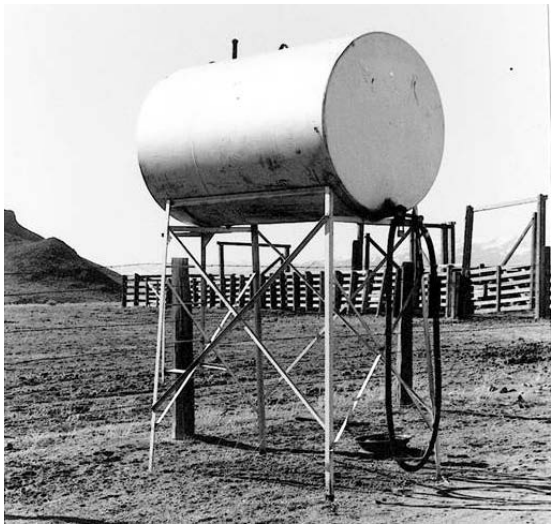
FUELING COSTS

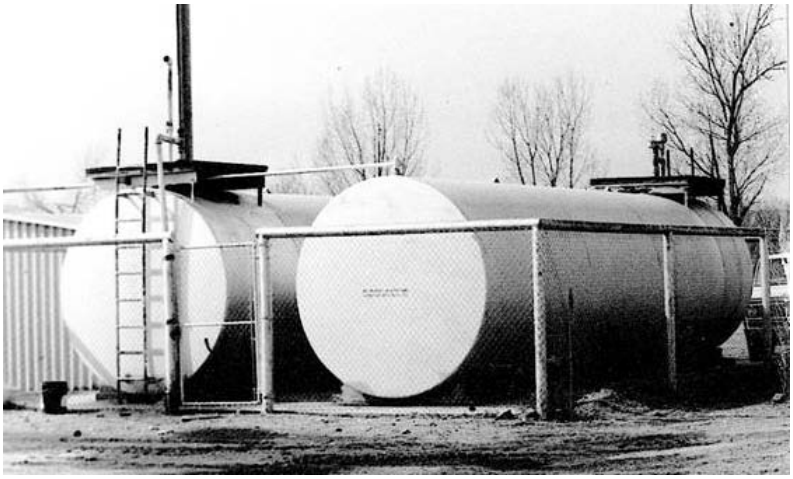
BULK FUEL TANKS

ABOVE GROUND HORIZONTAL BULK (FUEL) STORAGE

Costs are for complete installation. Includes holding stand, discharge hose and valve. Does not include any electric pumps. See following Page 3 in this section for pumps/dispenser costs.

GALLONS	COST	GALLONS	COST
200	$ 5,718	**3,000**	$ 11,977
350	6,047	**4,000**	13,973
550	6,493	**5,000**	15,969
1,000	7,691	**7,500**	21,958
2,000	9,687	**10,000**	27,476





NOTE: To calculate tank volume use the following formula:

Volume in gallons = Pi x radius squared x length x 7.5.

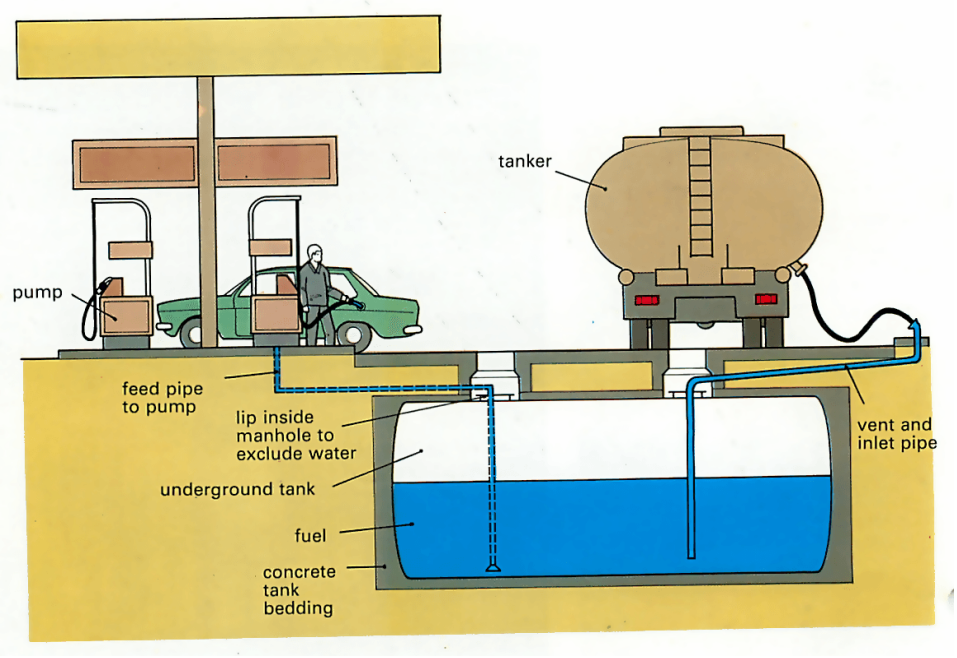
EXAMPLE: A tank five feet in diameter and 14 feet in length; Pi equals 3.1416;

Radius (one-half of diameter) equals 2.5 feet: 3.1416 x 2.5 squared x 14 feet x 7.5 = 2,062 gallons.

UNDERGROUND FUEL STORAGE

Costs are for complete installation and are based on professional construction labor supervised by a contractor or his job foreman. For farm labor with no professional supervision, costs should be adjusted downward by 25 percent relative to the quality of the finished product. For multiple installation, two or more tanks in one hole, deduct 7 percent for each extra tank, consider the largest tank as the base. Costs do not include electric pumps. See following page 8 in this section for pump costs.

GALLONS	COST	GALLONS	COST
300	$ 10,450	**4,000**	$ 26,889
550	11,977	**5,000**	30,764
1,000	15,734	**6,000**	36,283
2,000	20,549	**8,000**	40,862
3,000	23,014	**10,000**	49,199



PUMPS/DISPENSERS

TYPE I				
WITHOUT METER	$ 399	TO	$	1,243
WITH METER	456	TO		1,243
TYPE II				
WITHOUT METER	$ 665	TO	$	1,248
WITH METER	1,009	TO		1,699
TYPE III	$ 1,302	TO	$	1,954
TYPE IV	$ 1,895	TO	$	3,808
TYPE V	$ 4,797	TO	$	6,221



TYPE I—NO METER



TYPE I METER



TYPE II—WITH METER



TYPE III



TYPE IV



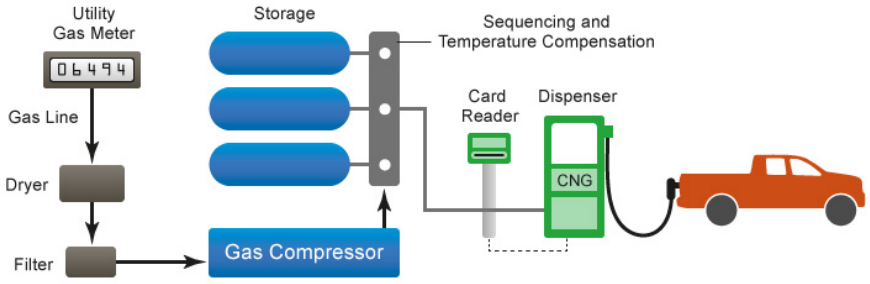
TYPE V

COMPRESSED NATURAL GAS FILLING STATIONS

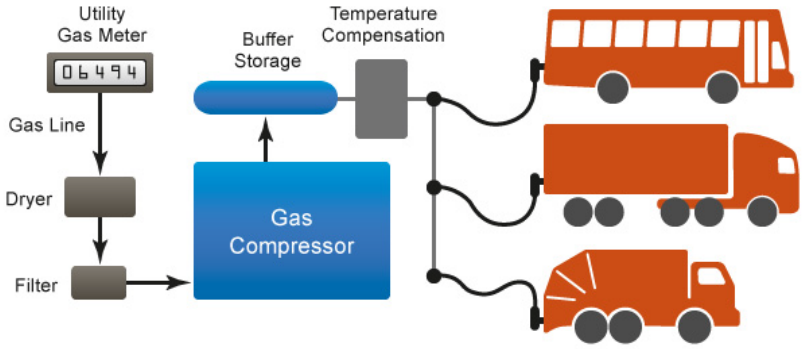
Costs are for complete installation of a compressed natural gas fueling station. Costs include compressor, gas inlet, dispenser, installation and other costs identified below.

SMALL FAST-FILL STATION 1-4 vehicles/day fueling cycle: 70% of fuel dispensed 2 hrs 2 times a day	Includes: 8 scfm compressor, 2-5 psi inlet gas pressure, 3,780 scf storage, 1 single-hose dispenser, installation at 65% of equipment costs, priority panel, credit card reader and gas dryer	$ 68,400
MEDIUM TIME-FILL STATION 75-80 light/medium-duty vehicles/day fueling cycle: 1 time/day for 10 hrs	Includes: 100-175 scfm compressor, 30 psi inlet gas pressure, 10-40 dual-hose posts, 1 time-fill panel; 10hr fueling window, installation at 65% of equipment costs	$ 912,000

Fast-Fill Station



Time-Fill Station







ELECTRIC CAR CHARGERS

Residential (Small – 1-2 Kw) - Costs include car charger, electrical work and installation costs. Level 1 is standard for home charging and consists of a 120V wall plug and charger.

Level 2 chargers supply alternating current (AC) from the electric grid, which has to be converted by the electric car's battery to direct current (DC) since EV batteries can only accept DC current. This conversion makes Level 2 chargers much slower than DC fast charger.

The costs in this table include a pedestal and electricity to the pedestal.

30-AMP 120v ELECTRIC CAR CHARGER	SINGLE UNIT	$	5,055
30-AMP 120vELECTRIC CAR CHARGER	DOUBLE UNIT	$	5,877



Commercial (Large) – There are two categories of commercial car charging stations:

Level 2 chargers (240 volts – 3-20 kW – 8-10 hrs)

Level 2 chargers supply alternating current (AC) from the electric grid, which has to be converted by the electric car's battery to direct current (DC) since EV batteries can only accept DC current. This conversion makes Level 2 chargers much slower than DC fast charger.

DC Fast chargers (480+ volts – 25-50Kw – 1 hr)

Costs in this table include car charger, electrical work and installation costs.

LEVEL I, 62.5 Kw, 120-V, SINGLE UNIT	$	9,199
LEVEL I, 62.5 Kw, 120-V, DOUBLE UNIT	$	11,305
LEVEL II, 240-V, DOUBLE UNIT	$	34,514
LEVEL III, 480-V, DC FAST CHARGER UNIT	$	191,608





PART B

2026-2027 ALTERNATE COSTS MANUAL

Section 3

MUNICIPAL UTILITY PLANTS

WASTE-WATER TREATMENT PLANTS

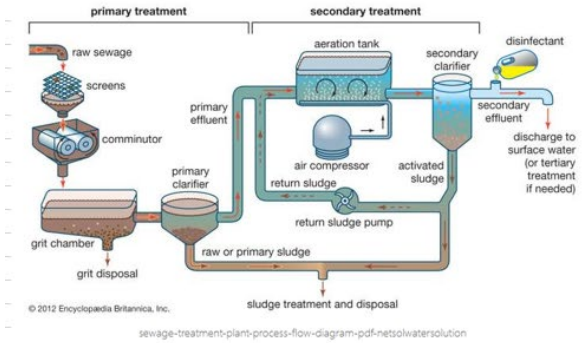
Municipal wastewater treatment plants speed up the natural process of water filtration from homes, businesses, and industries to produce effluents suitable for discharge into surface waters.

The following sections provide information and each of the process and offers suggested cost locations in the Marshall & Swift Commercial Costing Manual and the Department's Personal Property Manual for these facilities' real property improvements and/or fixtures and personal property business equipment.

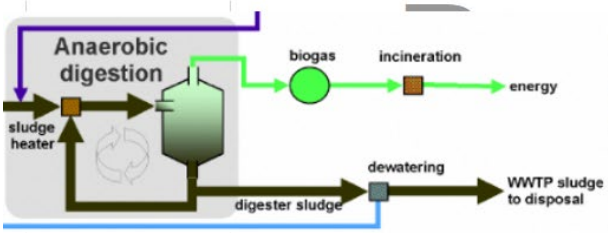
Municipal wastewater treatment plants allow for the collection and treatment of industrial and domestic sewage and wastewater before discharging it into water bodies, onto the land or reusing it.

Treatment Process

1	Pretreatment/Screening	The raw sewage is passed through screening equipment to remove foreign objects such as plastic, rags, wood fragments, and grease (coarse solids). The coarse solids material is disposed of in a landfill. The screened wastewater is pumped into the activation tank for grit removal.
2	Communitor	The screened wastewater is pumped into the communitor to cut up solids in the raw sewage.
3	Grit Removal	Heavy material such as sand and gravel (grit) is removed from the wastewater. This material is disposed of in a landfill. The wastewater is sent to the primary clarifier.
4	Primary Clarifier	The material that settles at a slower rate than material in grit removal, is taken out using clarifier tanks. The settled material, called primary sludge, is pumped off the bottom and sent to sludge treatment and disposal. The wastewater exits the tank from the top as primary effluent. Floating debris such as grease, is skimmed off the top and sent with the settled material to digesters. Chemicals are also added to remove phosphorus.
5	Aeration/Activated Sludge	The wastewater receives most of its treatment in this stage. Through biological degradation, the pollutants are consumed by microorganisms and transformed into cell tissue, water, and nitrogen. The wastewater is sent to the secondary clarifier.
6	Secondary Clarifier	Secondary clarifiers allow treated wastewater to separate from the biologically treated material in the aeration tanks. This yields secondary effluent. The activated sludge is pumped from the bottom of the clarifier and is returned to the aeration tanks.
7	Filtration	Clarified effluent is filtered. The material captured on the disc filters is backwashed and returned to pretreatment/screening.
8	Disinfection	Ultraviolet/chemical disinfection is used after the filtration step to assure the treated wastewater is free of bacteria.
9	Oxygen Uptake	The treated water is aerated if necessary to bring the dissolved oxygen levels up and the water is released back into the water supply.
10	Sludge Treatment/Disposal	The primary sludge pumped from the primary clairifiers along with the activated sludge must be treated to reduce volume and produce a usable end product (if needed).
11	Air Floatation Thickening	Activated sludge is removed by attaching the biological solids to minute bubbles of air. The floating mass is then removed using surface skimmers. The water that is removed is sent back to screening and pumping for treatment.
12	Anaerobic Digestion	The activated sludge is pumped into the primary digester where it is heated and mixed. Anaerobic bacteria is used for treatment. The pollutants are digested and converted to cell mass, water, methane gas, and carbon dioxide gas.
13	Gravity Belt Thickening	After digestion, sludge is pumped to the gravity belt thickener to be thickened. Polymer is added to the sludge as it is pumped from the digester to allow the water to drain away from the solids. The polymer treated sludge is directed to a porous, traveling belt where the water (filtrate) drains through the belt and into a collection basin. It is very high in ammonia and is pumped to a holding tank whre it is metered back to the beginning for further treatment. The thickened sludge is pumped into storage and used later for agricultural.



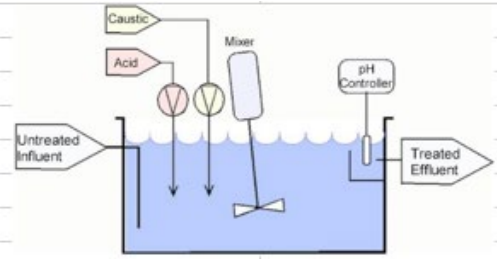




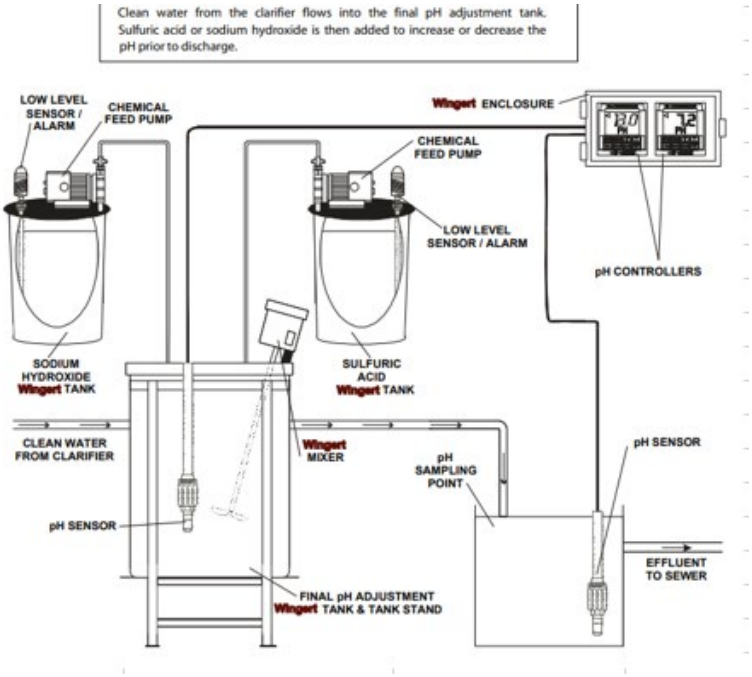


Asset Group	Item	Description	Valuation Method	Cost Source	Comment
Real Property Improvements, Fixtures					
Land	Fee simple ownership	The amount of land necessary to support the treatment of water	Market		
Site Preparation, Land Enhancements	Construction Survey				
	Grading			M & S, Sec. 51	Earthwork
	Drainage Features			M&S, Sec. 66, p. 1	Public Utilities
	Erosion Protection features			M&S, Sec. 66, p. 1	Public Utilities
	Diversion Channels			M&S, Sec. 66, p. 1	Public Utilities
	Detention Ponds			M&S, Sec. 66, p. 1	Public Utilities
	Culverts for road crossings			M&S, Sec. 66, p. 1	Public Utilities
	Containment berms/dikes			M&S, Sec. 66, p. 1	Public Utilities
	Firebreak			M&S, Sec. 51	Earthwork
Buildings	Operations and Maintenance Building		RCNLD	M&S, Sec. 14, p.15	Heavy industrial
Access	Facility Access Roads	Paved or gravel surfaced	RCNLD	M&S, Sec. 66, p. 1	Residential street improvements
Concrete Flatwork	Tank foundations/sidewalks		RCNLD	M&S, Sec. 66, p.2	
Ponds	Treatment and holding		RCNLD	M&S, Sec. 66, p. 1	Catch Basins
Outside Area Lighting	Provides operations and maintenance personnel with illumination.		RCNLD	M&S, Sec. 66, P.5; also Sec. 54, P.5	
Fencing/Gates	Chain link fencing	Chain-link metal fabric security fencing, 8 foot tall with one-foot barbed wire or razor wire on top	RCNLD	M&S, Sec. 66, pp. 4-5	
	Controlled access gates		RCNLD	M&S, Sec. 66, pp. 4-5	

Asset Group	Item	Description	Valuation Method	Cost Source	Comment
pH Neutralization	Tanks			Acquisition	
	Tank Stands			Acquisition	
	Chemical Feed Pumps			Acquisition	
	Programmable Controllers			Acquisition	
	Controller Enclosures			Acquisition	
	Low Level Sensor/Alarms			Acquisition	
	pH Sensors			Acquisition	
	Mixers			Acquisition	
	Piping			Acquisition	
pH neutralization systems are used to neutralize high acidic or high alkaline wastewater.					

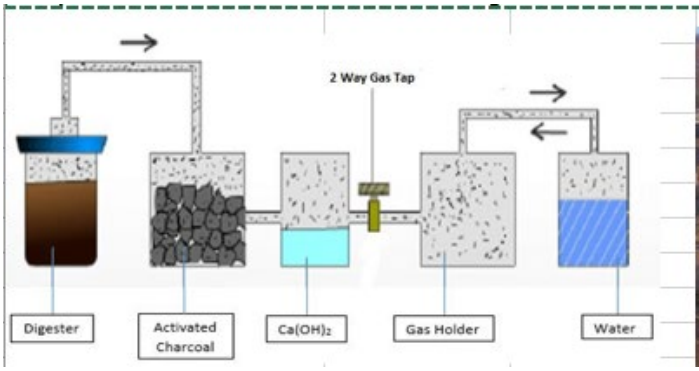






Asset Group	Item	Description	Valuation Method	Cost Source	Comment
Anaerobic Digestion System	Pumps		RCNLD	M&S, Sec. 62, p. 1	Industrial Pumps
	Digester		Acquisition		
	Piping		RCNLD	M&S, Sec. 62, pp. 2-3	Piping
	Tank		RCNLD	M&S, Sec. 61	
	Tank Cover				Incl. in M/S Tank Cost

Anaerobic digestion is a sequence of processes using microorganisms to break down biodegradable material in the absence of oxygen. This process reduces the emission of landfill gas.





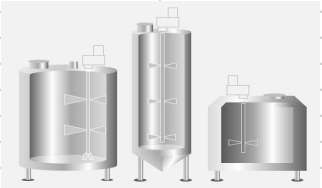
Asset Group	Item	Description	Valuation Method	Cost Source	Comment
Tanks	Double-Wall Tank		RCNLD	M&S, Sec. 61	
	Stainless Steel Tank		RCNLD	M&S, Sec. 61	
	Prestressed Concrete Tank		RCNLD	M&S, Sec. 61	
	Mix Tank		RCNLD	M&S, Sec. 61	
	Storage Tanks		RCNLD	M&S, Sec. 61	
	Rolled, Tapered Panel Bolted Tank		RCNLD	M&S, Sec. 61	
	Folding Frame Tank		Acquisition		
	Portable Storage Tank		Acquisition		



Rolled, Tapered Panel Bolted Tank



Folding Frame Tank



Mix Tanks



Double Wall Tanks

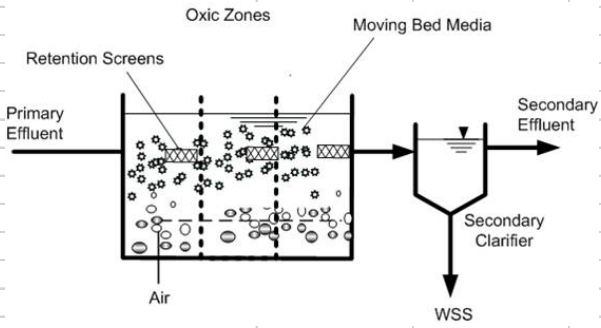
Asset Group	Item	Description	Valuation Method	Cost Source	Comment
Moving Bed Bioreactor	Screens		Acquisition		
	Piping		RCNLD	M&S, Sec. 62, pp. 2-3	Piping
	Tanks		RCNLD	M&S, Sec. 61	

The process takes place in an aeration tank where influent enters. The tanks are open at the top, exposting the water to open air for aerobic filtration to take place.

The basin is full of thousands of small plastic chips, called media or carriers. This allows biofilm to grow on them. The carriers mimic the denisty of water, allowing them to mix throughout the fluid. The biofilm that is created are micororaganisms that consume the waste in the water, leaving it cleaner.

An aeration grid is essentially a fan located at the bottom of the aeration tank. It helps keep carriers on the move so they can come into contact with all the waste present and efficiently decompose it. It also introduces more oxygen into the tank.

There is a sieve, or mesh material, which allows water to pass through but keeps the plastic carriers inside the basin allowing the filtered water to move to the next phase in the filtration process.





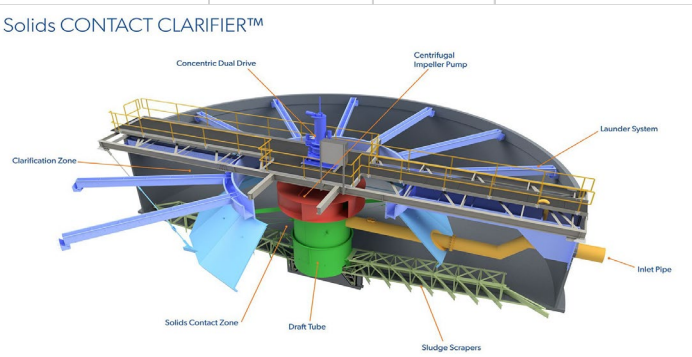
Asset Group	Item	Description	Valuation Method	Cost Source	Comment
Sump/Sewage Pump	Sump Pump		RCNLD	M&S Sect 53, Pg 9	



Large sump pumps are used to transfer liquid and solid waste from one place to another.

Asset Group	Item	Description	Valuation Method	Cost Source	Comment
Clarifiers/Components	Container Filter		Acquisition		
	Microsand Filter		Acquisition		
Solids-Contact Clarifier	Drive Unit		RCNLD	M&S Sect 53, Pg 11	
	Centrifugal Pump		RCNLD	M&S Sect 53, Pg 11	
	Piping		RCNLD	M&S, Sec. 62, pp. 2-3	
	Sludge Scrapers		Acquisition		
	Draft Tube		Acquisition		

Clarifiers are settling tanks built with mechanical means for continuous removal of solids being deposited by sedimentation. It is used to remove solid particulates or suspended solids from wastewater for clarification and/or thickening. Solid contaminants (sludge) settle at the bottom of the tank where it is collected by a scraper mechanism.

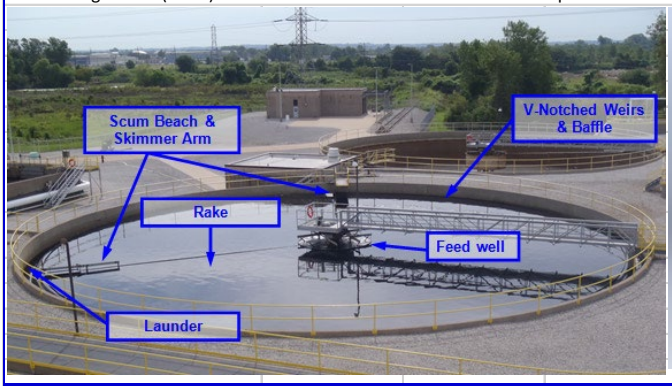


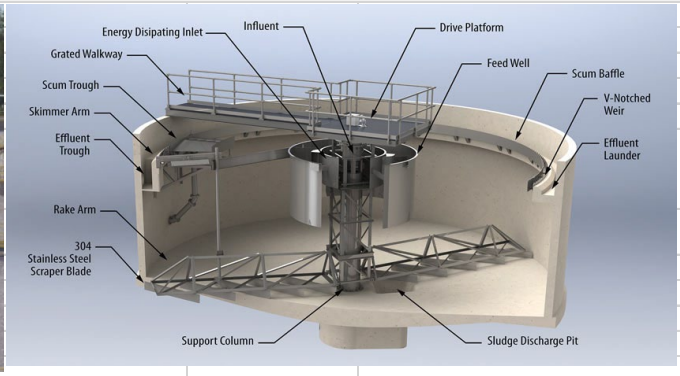


Asset Group	Item	Description	Valuation Method	Cost Source	Comment
Skimming Tank	Tank		RCNLD	M&S, Sec. 61	
	Skimmer		Acquisition		
	Piping		RCNLD	M&S, Sec. 62, pp. 2-3	

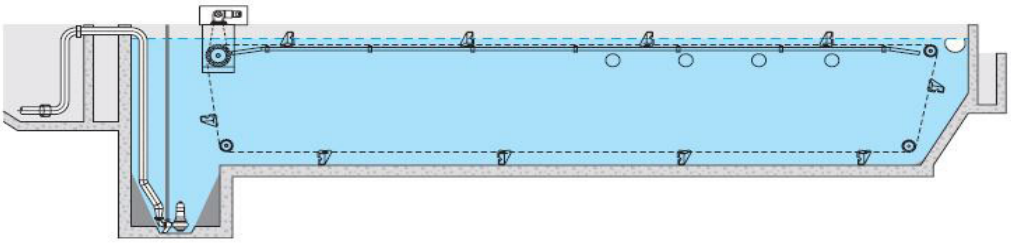
A skimming tank is a chamber that has floating matter like oil, fat, grease, etc. which rises and remains on the surface of the waste water until it is removed. The liquid flows out from partitions in the bottom of the tank.

The floating matter (scum) is removed with skimmer arms which sweep the scum to the scum trough.





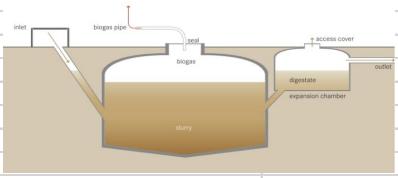
Asset Group	Item	Description	Valuation Method	Cost Source	Comment
Sludge Removal System	Tank		RCNLD	M&S, Sec. 61	
	Piping		RCNLD	M&S, Sec. 62, pp. 2-3	
	Scraper System		Acquisition		



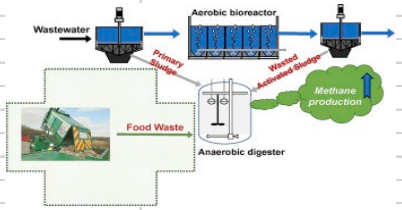
4-shaft scraper (collecting bottom and floating sludge)
How it works: Chain and flight scrapers convey the bottom sludge into a hopper and the floating sludge into the scum pipe.
Application: e. g. municipal and industrial wastewater treatment plants.

Asset Group	Item	Description	Valuation Method	Cost Source	Comment
Anaerobic Digester	Tank		RCNLD	M&S, Sec. 61	
	Tank Cover			Incl. in M/S Tank Cost	
	Piping		RCNLD	M&S, Sec. 62, pp. 2-3	
Aerobic Digester	Tank		RCNLD	M&S, Sec. 61	
	Bioreactor		Acquisition		
	Piping		RCNLD	M&S, Sec. 62, pp. 2-3	
Grit Separator			Acquisition		

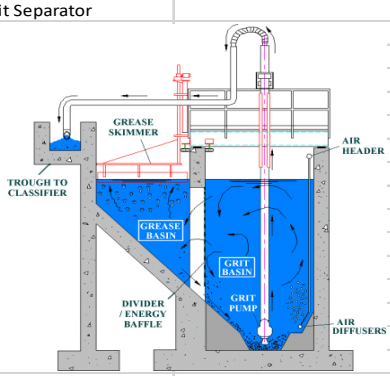
Anaerobic System



Aerobic System



Grit Separator



Asset Group	Item	Description	Valuation Method	Cost Source	Comment
	Grating		Acquisition		
	Safety Rails		Acquisition		
	Stairs		Acquisition		
	Ladders		Acquisition		







Section 4

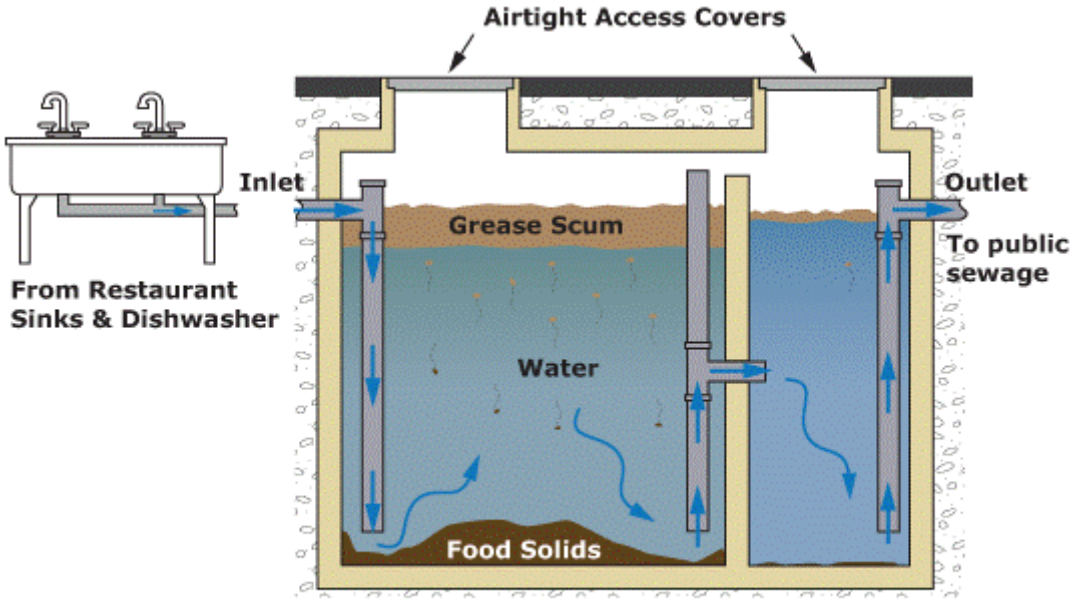
MISCELLANEOUS COSTS

GREASE INTERCEPTORS

Gravity grease interceptors are in-ground tanks designed to reduce the amount of animal and vegetable fats, oils, and greases in wastewater from institutional and commercial food handling establishments. This table indicates complete costs for the tank installation.

PRECAST CONCRETE GREASE INTERCEPTOR

750 GAL	$	14,085
1000 GAL	$	16,925
1500 GAL	$	19,707
2500 GAL	$	27,310
3000 GAL	$	33,264
5000 GAL	$	48,312



Typical Underground Grease Interceptor / Grease Trap

SAND/OIL INTERCEPTORS

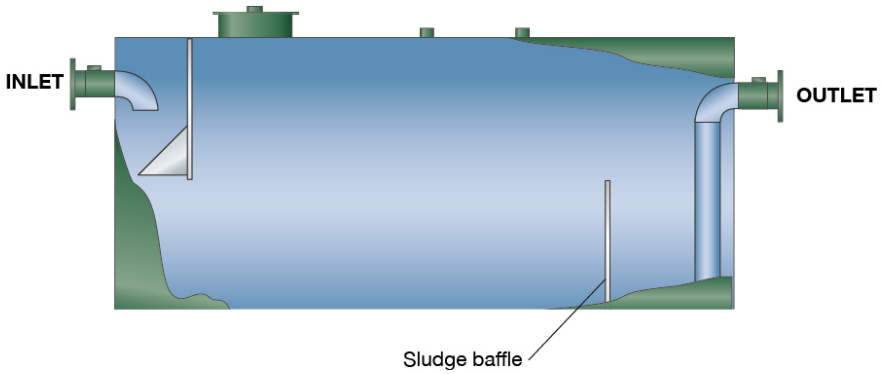
Sand/oil interceptors are in-ground tanks designed to capture dirt, sand, sweepings, minor petroleum spills, etc. from car washes and vehicle maintenance facilities to keep these substances out of our wastewater system.

PRECAST CONCRETE OIL & SAND INTERCEPTOR

750 GAL	$	14,085
1000 GAL	$	16,925
1200 GAL	$	18,466
1500 GAL	$	19,707

Single-Basin Oil/Sand Interceptor

Simple oil/sand "knock-out" design.



Single Basin Interceptors have a single collection chamber and sludge baffle to remove sand, grit, grease and free oil.

Section 5

RESIDENTIAL SOLAR

RESIDENTIAL SOLAR

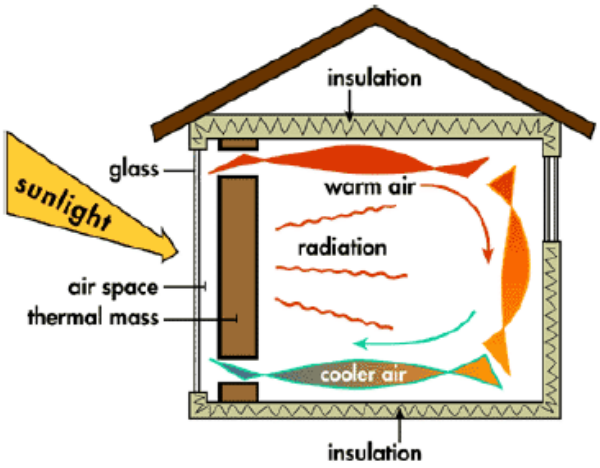
Passive Solar Heating & Cooling

Passive solar heating and cooling systems consist of an assembly of natural and architectural components (collector, absorber, thermal storage, distribution, and control) that convert solar energy into thermal energy. These systems do not have any mechanical devices requiring auxiliary power, instead parts of the building are used to collect and store solar heat. These are examples of various components that might be part of the passive solar system:

- Collector: south-facing windows, sunrooms, skylights, panels
- Absorber, Thermal Storage and Distribution: concrete, brick, stone or tile walls and floors, water storage tanks, insulation
- Control: roof overhang, vents and dampers, window glazing, blinds and awnings

Some components may be considered part of the quality/class of the house.

PASSIVE SOLAR		
Item	**Description**	**Per Sq Ft Cost**
TYPE A - PASSIVE SOLAR, SF OF RESIDENCE	NO COLLECTORS; USES SOLARIUM, SKYLIGHT, SOLAR WALLS	$ 11.72
TYPE B - PASSIVE SOLAR, SF OF RESIDENCE	NO COLLECTORS; USES WATER FILLED TANKS	$ 11.72



2026-2027

PART C

ASSESSORS' ALTERNATE COST APPROVALS

TABLE OF CONTENTS

2026-2027 – PART C ASSESSORS' ALTERNATE COST APPROVALS

INTRODUCTION 1

CHURCHILL COUNTY 2
EUREKA COUNTY 4
HUMBOLDT COUNTY 6
LYON COUNTY 8
MINERAL COUNTY 10
WASHOE COUNTY 13

INTRODUCTION

Per NAC 361.128(4), county assessors may apply to the Executive Director for permission to use alternative recognized costs manuals, cost determinations or subscription services when no publication or manual provided for their use applies to improvements of a particular occupancy or construction type.

The Department must respond within 30 days after receiving such an application and notify each county assessor of that approval.

The Executive Director shall submit to the Commission annually a list of the alternative recognized cost manuals, cost determinations and subscription services that he/she has approved for use.

The following pages are the requests and approvals for the 2026-2027 cost year.

OFFICE OF THE CHURCHILL COUNTY ASSESSOR
DENISE L. MONDHINK-FELTON, ASSESSOR
155 N. Taylor St., Suite 200
Fallon, NV 89406-2783
Phone: 775-423-6584 Fax: 775-423-2429
www.churchillcounty.org

January 7, 2025

Jeffrey Mitchell
Deputy Director
Department of Taxation
1550 E. College Parkway Ste 115
Carson City, NV 89706-7937

RE: Alternative Rural Cost

Dear Mr. Mitchell:

The Churchill County Assessor's Office uses Marshall & Swift for most of our costing, but we respectfully request approval to use some of the rural costs within the California Assessor's Handbook Section 534 Rural Building Costs. We feel that the costs in the listed sections of this manual, when adjusted with Nevada local multipliers, work well for our local applications. The entire manual can be found online at http://www.boe.ca.gov/proptaxes/ahcont.htm.

Vineyard Stakes & Trellises	AH 534.77	Pages 1-29
Wine Tanks – Redwood, Stainless Steel & Oak	AH 534.79	Pages 7 & 8
Wind Machines	AH 534.80	Page 2

Respectfully submitted,

Denise L. Mondhink-Felton
Churchill County Assessor

CHURCHILL APPROVAL LETTER

EUREKA
-COUNTY

Eureka County Assessor's Office

Michael A. Mears, Assessor

P.O. Box 88, 20 S. Main St, Eureka, Nevada 89316

October 30, 2024

Shellie Hughes, Executive Director Nevada Department of Taxation
1550 College Pkwy STE 115 Carson City, NV 89706
RE: Battle Mountain Solar Project

SENT VIA E-MAIL

Dear Ms. Hughes,

The TS Solar Project is a 200 MW photovoltaic power plant located in Eureka County just north of Interstate 80 in Boulder Valley. Because the power generation equipment and transmission line are located entirely within Eureka County, this facility is defined as "Locally Assessed" pursuant to NRS 361.320(7).

In developing an improvement value, the assessor is required to develop a replacement cost new using the Marshall Valuation Service as stated in NAC 361.128 (1)(b)(1). We have again reviewed the Marshall Valuation Service commercial manual and found no replacement costs for utility-scale power plants of any type. NAC 361.128(4) states:

"If no publication or manual required to be used pursuant to the provisions of this section applies to improvements of a particular occupancy or construction type, the county assessor may apply to the Executive Director for permission to use alternative recognized cost manuals, cost determinations or subscription services...." NAC 361.310 and 361.421 allow for the use of historic cost and gross book cost, the latter being typically based on historic cost, to develop assessments of intercounty utilities. These assessments would include other power generating facilities in the State of Nevada.

Lacking no other credible methodology to develop a replacement cost, the Eureka County Assessor's Office hereby requests that the Trended Historic Cost, or if not available, the Trended Gross Book Cost be approved for use in the appraisal of the TS Solar Project. Your office has previously approved this methodology for other projects in Nevada. This request is being made for the 2025-2026 tax year.

Respectfully submitted,

Michael A Mears

Michael A. Mears, Eureka County Assessor

CC: Jeffrey Mitchell, Deputy Director, Nevada State Department of Taxation;
Victoria Salas, Supervisor of Locally Assessed, Ne[illegible]State Department of Taxation

STATE OF NEVADA
DEPARTMENT OF TAXATION
Web Site: https://tax.nv.gov
Call Center: (866) 962-3707

LAS VEGAS OFFICE
700 E. Warm Springs Rd, Suite 200
Las Vegas, Nevada 89119
Phone (702) 486-2300
Fax (702) 486-2373

JOE LOMBARDO
Governor
GEORGE KELESIS
Chair, Nevada Tax Commission
SHELLIE HUGHES
Executive Director

CARSON CITY OFFICE
3850 Arrowhead Dr. 2nd Floor
Carson City, Nevada 89706-7937
Phone: (775) 684-2000
Fax: (775) 684-2020

RENO OFFICE
4600 Kietzke Lane, Suite L235
Reno, NV 89502
Phone: (775) 687-9999
Fax: (775) 688-1303

November 4, 2024

Michael Mears, Assessor
Eureka County
PO Box 88
Eureka, NV 89316

Dear Mr. Mears:

Pursuant to NAC 361.128(4), county assessors may apply to the Executive Director for permission to use alternative recognized cost manuals, cost determinations or subscription services when no publication or manual applies to improvements of a particular occupancy or construction type. The Department has received your request dated June 6, 2024, to use alternative costs for FY 2025-26 for:

- the TS Solar Project, a 200 MW photovoltaic power plant located in Eureka County just north of I-80 in Boulder Valley.

The Department finds the use of the Trended Historic Cost or Trended Gross Book Cost is applicable in these cases. The costs, as described above, are hereby approved for use for the 2025-2026 fiscal year. This needs to be applied for and analyzed annually to see if more applicable costs are available.

If you are aware of any obsolescence that is not accounted for in the valuation of this project using the Trended Historic Cost or Trended Gross Book Cost method, please adjust appropriately according to NRS 361.227(5).

Please contact Cheryl Erskine at 775-684-2038, if you have any questions. A copy of this approval is being sent to all county assessors.

Shellie Hughes
Executive Director, Department of Taxation

Humboldt County Assessor's Office

Andy Heiser ♦ Assessor ♦ Andy.Heiser@humboldtcountynv.gov
Office: (775) 623-6316 Fax: (775) 623-6311

9/24/2024

Shellie Hughes, Executive Director
Nevada Department of Taxation
1550 College Parkway Suite: 115
Carson City, NV 89706

SENT VIA EMAIL

Re: Battle Mountain Solar Project

Dear Ms. Hughes,

We have been in contact with the state in conjunction with the Battle Mountain Solar Project located here in Humboldt County, NV. We were notified that since this project was solely within our county, this facility will be locally assessed pursuant to NRS 361.320(7). This will be the fifth year we have asked for this request, and it was granted in the previous years.

This project is a 101-megawatt alternating current photovoltaic solar facility and ancillary facilities, including solar arrays and battery storage. Per NAC 361.128(1)(b)(1) the Assessor is required to use Marshall & Swift Valuation Service to develop a value for all improvements in our county. After looking thoroughly through the commercial manual there is nothing in that manual that would allow us to cost this facility accurately or correctly.

NAC 361.128(4) states:

> "If no publication or manual required to be used pursuant to the provisions of this section applies to improvements of a particular occupancy or construction type, the county assessor may apply to the Executive Director for permission to use alternative recognized cost manuals, cost determinations or subscription services…"

With no other method to cost this facility with our current selection, Humboldt County Assessor's Office is requesting that the Trended Historic Cost, or if not available, the Trended Gross Book Cost be an approved method of use to value the Battle Mountain Solar Project per NAC 361.310 and 361.421.
Thank you for your time and consideration in this matter and please let me know if you have any further questions.

Respectfully,

Andy Heiser
Humboldt County Assessor
50 W 5th Street Winnemucca, NV 89445
(775) 623-6316

CC: Jeffery Mitchell, Deputy Executive Director, Excise and Local Government Services
Victoria Salas, Supervisor Locally Assessed Properties, Nevada Department of Taxation

STATE OF NEVADA
DEPARTMENT OF TAXATION
Web Site: https://tax.nv.gov
Call Center: (866) 962-3707

LAS VEGAS OFFICE
700 E. Warm Springs Rd, Suite 200
Las Vegas, Nevada 89119
Phone (702) 486-2300
Fax (702) 486-2373

JOE LOMBARDO
Governor
GEORGE KELESIS
Chair, Nevada Tax Commission
SHELLIE HUGHES
Executive Director

CARSON CITY OFFICE
3850 Arrowhead Dr., 2nd Floor
Carson City, Nevada 89706-7937
Phone: (775) 684-2000
Fax: (775) 684-2020

RENO OFFICE
4600 Kietzke Lane, Suite L235
Reno, NV 89502
Phone: (775) 687-9999
Fax: (775) 688-1303

October 28, 2024

Andy Heiser, Assessor
Humboldt County Assessor
50 W. Fifth Street
Winnemucca, NV 89445

Dear Sir:

Pursuant to NAC 361.128(4), county assessors may apply to the Executive Director for permission to use alternative recognized cost manuals, cost determinations or subscription services when no publication or manual applies to improvements of a particular occupancy or construction type. The Department has received your request dated September 24, 2024, to use alternative costs for a 101-MW alternating current photovoltaic solar facility and ancillary facilities, including solar arrays and battery storage for FY 2025-2026.

The Department finds the use of the Trended Historic Cost or Trended Gross Book Cost is applicable in this case. This cost, as described above, is hereby approved for use for the 2025-2026 fiscal year. This needs to be applied for and analyzed annually to see if more applicable costs are available.

If you are aware of any obsolescence that is not accounted for in the valuation of this project using the Trended Historic Cost or Trended Gross Book Cost method, please adjust appropriately according to NRS 361.227(5).

Please contact Cheryl Erskine at (775)684-2038, if you have any questions. A copy of this approval is being sent to all county assessors.

Shellie Hughes
Executive Director, Department of Taxation

LYON COUNTY ASSESSOR

♦

27 S. MAIN STREET
YERINGTON ♦ NV ♦ 89447
(775) 463-6520 ♦ FACSIMILE (775) 463-5305

TROY R. VILLINES
Assessor

ERIN M. SINGLEY
Chief Deputy Assessor

ERIC OW-WING
Chief Appraiser

KELLY VEIL
MICHAEL PERUMEAN
Appraisers
Real Property

LEA SENCION
VALERIE GARCIA
Appraisers
Personal Property

HOLLY VILLINES
Mapping Technician

ELLE RAMIREZ
Office Assistant

September 19th, 2024

To: Shellie Hughes, Executive Director
From: Troy R. Villines, Lyon County Assessor
Re: Alternative costs for 8-Point Foundation

Dear Ms. Hughes,

Historically, we have costed 8-Point Foundations based off of an initial installation amount indicated by Country Homes, a manufactured home sales and installation company, for the cost to install with materials. At that time we were given a quote and have factored that cost forward using local cost multiplier per Marshall and Swift Valuation Services per NAC 361.128 (3)(a) and (4) as we feel the Marshall Valuation Service Residential Estimator does not address the cost appropriately.

Currently, we are using a cost of $7,500 with the continued factoring through the years. It was brought to our attention that we need to submit an Annual Approval of a costing Request. As stated, we don't believe the Residential M&S manual addresses 8-Point foundations on Page B-7 nor C-9 as it doesn't address the materials used for an 8-Point foundation, only the concrete aspect. We recently made phone calls into Clayton Homes in Carson City and they indicated a cost of $8,000 to $10,000 for installation including labor and materials. This would indicate that our current cost is not exceeding local costs provided by actual companies but our indicated cost of $7,500 is sufficient.

Lacking no other cost alternatives per Marshal and Swift Valuation Services Residential, Lyon County hereby requests that our cost of $7,500 be approved with review of costs and submittal each year forward of an Alternative costs request.

Thank you,

Troy R. Villines
Lyon County Assessor

CC:Jeffery Mitchell, Deputy Director, Nevada State Department of Taxation:

STATE OF NEVADA
DEPARTMENT OF TAXATION
Web Site: https://tax.nv.gov
Call Center: (866) 962-3707

LAS VEGAS OFFICE
700 E. Warm Springs Rd, Suite 200
Las Vegas, Nevada 89119
Phone (702) 486-2300
Fax (702) 486-2373

JOE LOMBARDO
Governor
GEORGE KELESIS
Chair, Nevada Tax Commission
SHELLIE HUGHES
Executive Director

CARSON CITY OFFICE
3850 Arrowhead Dr., 2nd Floor
Carson City, Nevada 89706
Phone: (775) 684-2000
Fax: (775) 684-2020

RENO OFFICE
4600 Kietzke Lane, Suite L235
Reno, NV 89502
Phone: (775) 687-9999
Fax: (775) 688-1303

October 15, 2024

Troy R. Villines, Assessor
Lyon County
27 S. Main St.
Yerington, NV 89447

Dear Sir:

Pursuant to NAC 361.128(4), county assessors may apply to the Executive Director for permission to use alternative recognized cost manuals, cost determinations or subscription services when no publication or manual applies to improvements of a particular occupancy or construction type. The Department has received your request dated September 19, 2024, to use alternative costs for 8-point foundations where the original cost was obtained from the builder and it has been factored forward.

The Department finds the use of the Trended Historic Cost is applicable in this case. This cost, as described above, is hereby approved for use for the 2025-2026 fiscal year. This needs to be applied for and analyzed annually to see if more applicable costs are available.

Please contact Cheryl Erskine at (775)684-2038, if you have any questions. A copy of this approval is being sent to all county assessors.

Shellie Hughes
Executive Director, Department of Taxation

Kevin Chisum
Mineral County Assessor

Mineral County is an Equal Opportunity Provider & Employer

November 13, 2024

Shellie Hughes, Executive Director
Nevada Department of Taxation
3850 Arrowhead Dr
Carson City, NV 89706

SENT VIA EMAIL

RE: Luning Solar Mineral County

Dear Ms. Hughes,

Luning Solar is a 50 MW photovoltaic power plant located in Mineral County just outside of the town of Luning. Because the power generation equipment and transmission line connecting to the NV Energy grid are located entirely within Mineral County, this facility is defined as "Locally Assessed" pursuant to NRS 361.320(7).

Luning Solar is located on 584 acres of land leased from the Bureau of Land Management (BLM). Because this is a Possessory Interest Property, it is Real Property assessed on the Unsecured Tax Roll pursuant to NRS 361.157(3). We are currently working towards finalizing the 2024-25 valuation for this property.

In developing an improvement value, the assessor is required to develop a replacement cost new using the Marshall Valuation Service as stated in NAC 361.128 (1)(b)(1). We have again reviewed the Marshall Valuation Service commercial manual and found no replacement costs for utility-scale power plants of any type.

NAC 361.128(4) states:

> "If no publication or manual required to be used pursuant to the provisions of this section applies to improvements of a particular occupancy or construction type, the county assessor may apply to the Executive Director for permission to use alternative recognized cost manuals, cost determinations or subscription services…."

NAC 361.310 and 361.421 allow for the use of historic cost and gross book cost, the latter being typically based on historic cost, to develop assessments of intercounty utilities. These assessments would of course include other power generating facilities in the State of Nevada.

PO Box 400
Office: 775-945-3684

105 South "A" Street, Suite 3
kchisum@mineralcountynv.org

Hawthorne, NV 89415
Fax: 775-945-0717

Kevin Chisum
Mineral County Assessor

Mineral County is an Equal Opportunity Provider & Employer

Lacking no other credible methodology to develop a replacement cost, the Mineral County Assessor's Office hereby requests that the Trended Historic Cost, or if not available, the Trended Gross Book Cost be approved for use in the appraisal of the Luning Solar Power Plant. Your office has previously approved this methodology for this property. As stated above, this request applies to the 2024-25 tax year.

Respectfully Submitted,

Kevin Chisum, Mineral County Assessor

CC: Jeffery Mitchell, Deputy Director, Nevada State Department of Taxation;
Cheryl Erskine, Coordinator of Assessment Standards, Nevada State Department of Taxation

PO Box 400
Office: 775-945-3684

105 South "A" Street, Suite 3
kchisum@mineralcountynv.org

Hawthorne, NV 89415
Fax: 775-945-0717

STATE OF NEVADA
DEPARTMENT OF TAXATION
Web Site: https://tax.nv.gov
Call Center: (866) 962-3707

LAS VEGAS OFFICE
700 E. Warm Springs Rd, Suite 200
Las Vegas, Nevada 89119
Phone (702) 486-2300
Fax (702) 486-2373

JOE LOMBARDO
Governor
GEORGE KELESIS
Chair, Nevada Tax Commission
SHELLIE HUGHES
Executive Director

CARSON CITY OFFICE
3850 Arrowhead Dr, 2nd Floor
Carson City, Nevada 89706-7937
Phone: (775) 684-2000
Fax: (775) 684-2020

RENO OFFICE
4600 Kietzke Lane, Suite L235
Reno, NV 89502
Phone: (775) 687-9999
Fax: (775) 688-1303

November 13, 2023

Kevin Chisum
Mineral County Assessor
PO Box 400
Hawthorne, NV 89415

Dear Sir:

Pursuant to NAC 361.128(4), county assessors may apply to the Executive Director for permission to use alternative recognized cost manuals, cost determinations or subscription services when no publication or manual applies to improvements of a particular occupancy or construction type. The Department has received your request dated November 13, 2024 to use alternative costs for the Luning Solar 50-MW photovoltaic solar facility for FY 2025-2026.

The Department finds the use of the Trended Historic Cost or Trended Gross Book Cost is applicable in this case. This cost, as described above, is hereby approved for use for the 2025-2026 fiscal year. This needs to be applied for and analyzed annually to see if more applicable costs are available.

If you are aware of any obsolescence that is not accounted for in the valuation of this project using the Trended Historic Cost or Trended Gross Book Cost method, please adjust appropriately according to NRS 361.227(5).

Please contact Cheryl Erskine at (775)684-2038, if you have any questions. A copy of this approval is being sent to all county assessors.

Shellie Hughes
Executive Director, Department of Taxation

WASHOE COUNTY ASSESSOR
CHRIS S. SARMAN

Rigo Lopez
Chief Deputy Assessor

Howard Stockton
Chief Property Appraiser

Lora Zimmer
Assessment Services Coordinator

October, 15, 2024

Shellie Hughes, Executive Director
Nevada Department of Taxation
1550 College Pkwy STE 115
Carson City, NV 89706

SENT VIA USPS & EMAIL

Washoe County Solar Projects

Dear Ms. Hughes,

Washoe County has three individual solar projects: The Fish Springs Solar Project, The Dodge Flat Solar Project, and the Turquoise Solar Project.

The Fish Springs Solar project is a 230 MW photovoltaic power plant with battery storage located in Washoe County just west of Pyramid Lake. The power generation equipment and transmission line are connected to the NV Energy grid entirely within Washoe County and therefore, this facility is defined as "Locally Assessed" pursuant to NRS 361.320(7).

The Dodge Flat Solar project is a 270 MW photovoltaic power plant with battery storage located in Washoe County just west of Wadsworth. The power generation equipment and transmission line are connected to the NV Energy grid entirely within Washoe County and therefore, this facility is defined as "Locally Assessed" pursuant to NRS 361.320(7).

The Turquoise Solar project is a 60 MW photovoltaic power plant with battery storage located in Washoe County, East of Reno off I-80 E. The power generation equipment and transmission line are connected to the NV Energy grid entirely within Washoe County and therefore, this facility is defined as "Locally Assessed" pursuant to NRS 361.320(7).

In developing an improvement value, the assessor's office is required to develop a replacement cost new by utilizing the Marshall Valuation Service as stated in NAC 361.128 (1)(b)(1). After review of the Marshall valuation Service commercial manual, it was determined that there were not any replacement costs found for solar power plants or utility-scale power plants of any type.

NAC 361.128(4) states:

"If no publication or manual required to be used pursuant to the provisions of this section applies to improvements of a particular occupancy or construction type, the county assessor may apply to the Executive Director for permission to use alternative recognized cost manuals, cost determinations or subscription services…"

NAC 361.310 and 361.421 allow for the use of historic cost and gross book cost, the latter being typically based on historic cost, in order to develop assessments of intercounty utilities. These assessments would include other power generating facilities in Nevada.

Absent of any other credible methodology to develop a replacement cost for utility-scale power plants, the Washoe County Assessor's Office hereby requests the trended historic cost, or the trended gross book cost be approved for use in the appraisal of the Fish Springs Solar Project, The Dodge Flat Solar Project and the Turquoise Solar Project for the 2025/2026 tax year.

Respectfully Submitted,



Sean Moses
Appraiser III | Washoe County Assessor
SMoses@washoecounty.us | Office: 775-328-2250
1001 East Ninth Street, Reno, NV 89520
http://www.washoecounty.us/assessor

CC: Jeffery Mitchell, Deputy Director, Nevada State Department of Taxation;
Cheryl Erskine, Coordinator of Assessment Standards, Nevada State Department of Taxation

STATE OF NEVADA
DEPARTMENT OF TAXATION
Web Site: https://tax.nv.gov
Call Center: (866) 962-3707

LAS VEGAS OFFICE
700 E. Warm Springs Rd, Suite 200
Las Vegas, Nevada 89119
Phone (702) 486-2300
Fax (702) 486-2373

JOE LOMBARDO
Governor
GEORGE KELESIS
Chair, Nevada Tax Commission
SHELLIE HUGHES
Executive Director

CARSON CITY OFFICE
3850 Arrowhead Dr, 2nd Floor
Carson City, Nevada 89706-7937
Phone: (775) 684-2000
Fax: (775) 684-2020

RENO OFFICE
4600 Kietzke Lane, Suite L235
Reno, NV 89502
Phone: (775) 687-9999
Fax: (775) 688-1303

October 28, 2025

Sean Moses, Appraiser III
Washoe County Assessor's Office
1001 E. Ninth St Bldg D-100
Reno, NV 89512

Dear Mr. Moses:

Pursuant to NAC 361.128(4), county assessors may apply to the Executive Director for permission to use alternative recognized cost manuals, cost determinations or subscription services when no publication or manual applies to improvements of a particular occupancy or construction type. The Department has received your request dated October 15, 2024 to use alternative costs for FY 2025-2026 for:

- the Fish Springs Solar Project, a 230 MW Photovoltaic power plant with battery storage;
- the Dodge Flat Solar Project, a 270 MW photovoltaic power plant with battery storage; and
- the Turquoise Solar Project, a 60 MW photovoltaic power plant with battery storage.

The Department finds the use of the Trended Historic Cost or Trended Gross Book Cost is applicable in these cases. The costs, as described above, are hereby approved for use for the 2025-2026 fiscal year. This needs to be applied for and analyzed annually to see if more applicable costs are available.

If you are aware of any obsolescence that is not accounted for in the valuation of this project using the Trended Historic Cost or Trended Gross Book Cost method, please adjust appropriately according to NRS 361.227(5).

Please contact Cheryl Erskine at 775-684-2038, if you have any questions. A copy of this approval is being sent to all county assessors.

Shellie Hughes

Executive Director, Department of Taxation

cc: Chris Sarman, Assessor – Washoe County

ITEM VI. 6 - 2026-2027 IMPROVEMENT FACTOR

STATE OF NEVADA

DEPARTMENT OF TAXATION

MAIN OFFICE
3850 Arrowhead Drive
Carson City, Nevada 89706

JOE LOMBARDO
Governor

GEORGE KELESIS
Chair, Nevada Tax Commission

SHELLIE HUGHES
Executive Director

May 22, 2025

To: All Assessors

Re: Improvement Factor

NEVADA TAX COMMISSION
NOTICE OF DECISION

The matter of the 2026-2027 Improvement Factor Study, came before the Nevada Tax Commission (the "Commission") for consideration on May 7, 2025, after due notice to each County Assessor. The commission reviewed the Statewide Improvement Factor and the report of the Department. The Department discussed how the factor reflects the change in cost in the Marshall and Swift Manual from January 1, 2024 to January 1, 2025. Pursuant to NRS 361.261, each County Assessor notified the Commission that he or she approved the proposed Improvement Factor or re-cost annually. This matter came before the Commission for approval.

DECISION

The Commission, having considered all evidence and testimony pertaining to the matter, hereby adopts the 2026-2027 Improvement Factor Study at 1.00 as reported by the Department for use by the County Assessors pursuant to NRS 361.261.

FOR THE COMMISSION:

SHELLIE HUGHES
Executive Director
Nevada Department of Taxation

cc: Cheryl Erskine, Coordinator of Assessment Standards

May 22, 2025

CERTIFICATE OF SERVICE

I hereby certify that on the 20, May, 2025 that I have this day served the foregoing document upon all parties as listed below by emailing a copy thereof:

Carson City Assessor's Office – Kimberly Adams, kadams@carson.org
Churchill County Assessor's Office – Denise Mondhink-Felton, denise.felton@churchillcountynv.gov
Clark County Assessor's Office – Briana Johnson, bap@clarkcountynv.gov
Douglas County Assessor's Office – Trent Tholen, ttholen@douglasnv.us
Elko County Assessor's Office – Janet Iribarne, jiribarne@elkocountynv.net
Esmeralda County Assessor's Office – Kathleen Keyes, kkeyes@esmeraldacountynv.gov
Eureka County Assessor's Office – Mike Mears, mmears@eurekacountynv.gov
Humboldt County Assessor's Office – Andy Heiser, andy.heiser@humboldtcountynv.gov
Lander County Assessor's Office – Lura Duvall, assessor@landercountynv.org
Lincoln County Assessor's Office – Cydney Dwire, cdwire@lincolnnv.com
Lyon County Assessor's Office – Troy Villines, tvillines@lyon-county.org
Mineral County Assessor's Office – Kevin Chisum, assessor@mineralcountynv.org
Nye County Assessor's Office – Sheree Stringer, sstringer@nyecountynv.gov
Pershing County Assessor's Office – Laureen Basso-Cerini, lcerini@pershingcountynv.gov
Storey County Assessor's Office – Jana Seddon, jseddon@storeycounty.org
Washoe County Assessor's Office – Chris Sarman, csarman@wahoecounty.gov
White Pine Assessor's Office – Burton Hilton, bhilton@whitepinecountynv.gov

Hector Sepulveda
Administrative Assistant IV
Nevada Department of Taxation

NEVADA TAX COMMISSION
May 7, 2025

TOPIC:
Approval of the 2026-2027 Statewide Improvement Factor

AUTHORITY:
NRS 361.260(5) requires the county assessor to determine the assessed value of property not reappraised either by (a) Determining the replacement cost, subtracting all applicable depreciation and obsolescence, applying the assessment ratio for improvements, if any, and applying a factor for land to the assessed value for the preceding year; or (b) Applying to the assessed value for the preceding year a factor for improvements, if any, as adopted by the Nevada Tax Commission in the manner provided by NRS 361.261.

RECOMMENDATION:
The Department recommends adoption of the 2026-2027 statewide Improvement Factor of 1.00, as detailed at page 1 of the Report.

EXPLANATION:
The Department proposes application of a statewide improvement factor of 1.00. 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 1st of each year. Then, on or before May 15th of the same year, each county assessor shall notify the Tax Commission that he/she 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. All counties have approved the 2026-2027 improvement factor.

APPLICABLE STATUTES AND/OR REGULATIONS:
NRS 361.260(5)
NRS 361.261

Executive Summary of Changes

The table below summarizes changes made from last year's approved publication to this year's requested publication:

Page	2025-2026		2026-2027	
i	Paragraph 5 – indicates 1.00 statewide factor		Paragraph 5 – indicates 1.00 statewide factor	
1	Carson City	1.01	Carson City	**1.00**
	Elko	1.00	Elko	**1.00**
	Fallon	1.00	Fallon	**1.01**
	Lincoln County	0.99	Lincoln County	**1.01**
	Nye County	1.00	Nye County	**1.00**
	Reno-Sparks	1.00	Reno-Sparks	**1.00**
	Lake Tahoe	1.01	Lake Tahoe	**1.00**
	Statewide	1.00	Statewide	**1.00**
	Las Vegas	1.00	Las Vegas	**1.00**
2-10	Calculations for each factor		**Calculations for each factor – updated**	
11	Factor Area Roll Allocation		**Factor Area Roll Allocation – updated**	
12	Statistical Analysis of the Roll 2022-23		**Statistical Analysis of the Roll 2023-2024**	
13-49	Marshall & Swift Local Multipliers		**Marshall & Swift Local Multipliers – updated**	
Appendix I	Assessor's Approval/Objection Forms		**Assessor's Approval/Objection Forms – updated**	
Note: All references to fiscal year throughout the document were changed to the current year.				

NEVADA DEPARTMENT OF TAXATION

Division of Excise & Local Government Services

2026-2027

IMPROVEMENT FACTOR REPORT

Division of Excise & Local Government Services

2026-2027

Improvement Factor Report

Department of Taxation
Division of Excise & Local Government Services
3850 Arrowhead Dr., 2nd Floor
Carson City, NV 89706
Phone 775.684.2100 ● Fax 775.684.2020

Approved by Nevada Tax Commission on May 7, 2025

CONTENTS

2026-27 IMPROVEMENT FACTOR REPORT

IMPROVEMENT FACTOR REPORT I

2026-2027 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 50

- CARSON CITY 51
- CHURCHILL COUNTY 52
- CLARK COUNTY 53
- DOUGLAS COUNTY 54
- ELKO COUNTY 55
- ESMERALDA COUNTY 56
- EUREKA COUNTY 57
- HUMBOLDT COUNTY 58
- LANDER COUNTY 59
- LINCOLN COUNTY 60
- LYON COUNTY 61
- MINERAL COUNTY 62
- NYE COUNTY 63
- PERSHING COUNTY 64
- STOREY COUNTY 65
- WASHOE COUNTY 66
- WHITE PINE COUNTY 67

REPORT

2026-2027 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. The Department calculates the improvement factor based on the change in costs reported by the Marshall & Swift Costing Service from the previous year.

NRS 361.261 requires the Department to propose any improvement factors on or before February 1st of each year. Then, on or before May 15th of the same year, each county assessor shall notify the Tax Commission that he/she either approves or objects to the proposed factors that are applicable to the county he/she 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. All the county assessors have indicated their approval of the improvement factor for **2026-2027**.

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 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 study of the Marshall & Swift cost manual, by region, to determine the increases or decreases in typical building costs.

For the **2026-2027** tax cycle, the Department recommends that a statewide factor of **1.00** 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 & 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 & 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 is conducted annually by the Department. The steps include an analysis of the rate of change of regional factors for each class of construction, including five types of commercial construction and two types of residential construction. The local cost modifiers are also studied to determine the rate of change, from January 1st of **2024** to January 1st of **2025**, 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 based on 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 **1.00.**

These factors are produced based on data from January 1, **2024,** to January 1, **2025** and applied to improvements for a lien date in July, **2026**. 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, **2026,** 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 **1.00.**

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
2026-2027 PROPOSED IMPROVEMENT FACTORS
COMPUTED FROM THE MARSHALL SWIFT RESIDENTIAL & COMMERCIAL MANUALS

FACTOR AREA	ROUNDED FACTOR	RAW FACTOR	WEIGHT	FACTOR SHARE
CARSON CITY	1.00	1.004	14.2%	0.1429
ELKO	1.00	1.003	6.7%	0.0676
FALLON	1.01	1.006	8.1%	0.0818
LINCOLN COUNTY	1.01	1.008	0.5%	0.0047
NYE COUNTY	1.00	0.999	4.8%	0.0475
RENO - SPARKS	1.00	1.001	58.7%	0.5877
LAKE TAHOE	1.00	1.005	7.0%	0.0701
STATEWIDE	1.00	1.009	100.0%	1.0024
LAS VEGAS	1.00	1.001	N/A	N/A

NEVADA DEPARTMENT OF TAXATION

2025 IMPROVEMENT FACTOR STUDY

CARSON CITY IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/24 *	LOCAL MULTIPLIER 01/25 *	PRICE RELATIVE (01/24) / (01/25) (C / B)	COMPARATIVE COST MULTIPLIER 01/25>01/24 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * H)
COMMERCIAL									
A	1.07	1.07	1.0000	1.004	1.0040	0.040	0.0402		
B	1.07	1.06	0.9907	1.002	0.9926	0.040	0.0397		
C	1.07	1.06	0.9907	1.000	0.9907	0.500	0.4953		
D	1.05	1.05	1.0000	1.001	1.0010	0.250	0.2503		
S	1.10	1.10	1.0000	1.002	1.0020	0.170	0.1703		
ALL COMMERCIAL						1.000	0.9958	0.4024	0.4007
RESIDENTIAL									
FRAME	1.07	1.08	1.0093	1.003	1.0124	0.800	0.8099		
MASONRY	1.08	1.08	1.0000	1.002	1.0020	0.200	0.2004		
ALL RESIDENTIAL						1.000	1.0103	0.5976	0.6038
						CARSON CITY COMPOSITE IMPROVEMENT FACTOR		1.0000	1.0045
							PROPOSED CARSON CITY IMPROVEMENT FACTOR		1.0000
							WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR		1.0000

* 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

**** 2023-2024 STATISTICAL ANALYSIS OF THE TAX ROLL

2025 IMPROVEMENT FACTOR STUDY

ELKO IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/24 *	LOCAL MULTIPLIER 01/25 *	PRICE RELATIVE (01/24) / (01/25) (C / B)	COMPARATIVE COST MULTIPLIER 01/25>01/24 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * H)
COMMERCIAL									
A	1.13	1.10	0.9735	1.004	0.9773	0.040	0.0391		
B	1.15	1.15	1.0000	1.002	1.0020	0.040	0.0401		
C	1.13	1.12	0.9912	1.000	0.9912	0.500	0.4956		
D	1.12	1.12	1.0000	1.001	1.0010	0.250	0.2503		
S	1.17	1.16	0.9915	1.002	0.9934	0.170	0.1689		
ALL COMMERCIAL						1.000	0.9939	0.3650	0.3628
RESIDENTIAL									
FRAME	1.14	1.15	1.0088	1.003	1.0118	0.800	0.8094		
MASONRY	1.14	1.13	0.9912	1.002	0.9932	0.200	0.1986		
ALL RESIDENTIAL						1.000	1.0081	0.6350	0.6401
							ELKO COMPOSITE IMPROVEMENT FACTOR	1.0000	1.0029
								PROPOSED ELKO IMPROVEMENT FACTOR	1.0000
								WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR	1.0000

* 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

**** 2023-2024 STATISTICAL ANALYSIS OF THE TAX ROLL

2025 IMPROVEMENT FACTOR STUDY

FALLON IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/24 *	LOCAL MULTIPLIER 01/25 *	PRICE RELATIVE (01/24) / (01/25) (C / B)	COMPARATIVE COST MULTIPLIER 01/25>01/24 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * H)
COMMERCIAL									
A	1.02	1.00	0.9804	1.004	0.9843	0.040	0.0394		
B	1.01	1.01	1.0000	1.002	1.0020	0.040	0.0401		
C	1.02	1.01	0.9902	1.000	0.9902	0.500	0.4951		
D	1.01	1.01	1.0000	1.001	1.0010	0.250	0.2503		
S	1.04	1.04	1.0000	1.002	1.0020	0.170	0.1703		
ALL COMMERCIAL						1.000	0.9951	0.2373	0.2361
RESIDENTIAL									
FRAME	1.01	1.02	1.0099	1.003	1.0129	0.800	0.8103		
MASONRY	1.03	1.02	0.9903	1.002	0.9923	0.200	0.1985		
ALL RESIDENTIAL						1.000	1.0088	0.7627	0.7694
							FALLON COMPOSITE IMPROVEMENT FACTOR	1.0000	1.0056
								PROPOSED FALLON IMPROVEMENT FACTOR	1.0100
								WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR	1.0000

* 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

**** 2023-2024 STATISTICAL ANALYSIS OF THE TAX ROLL

2025 IMPROVEMENT FACTOR STUDY

LAS VEGAS IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/24 *	LOCAL MULTIPLIER 01/25 *	PRICE RELATIVE (01/24) / (01/25) (C / B)	COMPARATIVE COST MULTIPLIER 01/25>01/24 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * H)
COMMERCIAL									
A	1.09	1.08	0.9908	1.004	0.9948	0.040	0.0398		
B	1.13	1.13	1.0000	1.002	1.0020	0.040	0.0401		
C	1.12	1.12	1.0000	1.000	1.0000	0.500	0.5000		
D	1.14	1.14	1.0000	1.001	1.0010	0.250	0.2503		
S	1.12	1.13	1.0089	1.002	1.0109	0.170	0.1719		
ALL COMMERCIAL						1.000	1.0020	0.3149	0.3155
RESIDENTIAL									
FRAME	1.13	1.13	1.0000	1.003	1.0030	0.800	0.8024		
MASONRY	1.11	1.10	0.9910	1.002	0.9930	0.200	0.1986		
ALL RESIDENTIAL						1.000	1.0010	0.6851	0.6858
							LAS VEGAS COMPOSITE IMPROVEMENT FACTOR	1.0000	1.0013
								PROPOSED LAS VEGAS IMPROVEMENT FACTOR	1.0000
								WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR	1.0000

* 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

**** 2023-2024 STATISTICAL ANALYSIS OF THE TAX ROLL

2025 IMPROVEMENT FACTOR STUDY

LINCOLN COUNTY IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/24 *	LOCAL MULTIPLIER 01/25 *	PRICE RELATIVE (01/24) / (01/25) (C / B)	COMPARATIVE COST MULTIPLIER 01/25>01/24 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * H)
COMMERCIAL									
A	0.99	0.99	1.0000	1.004	1.0040	0.040	0.0402		
B	1.04	1.04	1.0000	1.002	1.0020	0.040	0.0401		
C	1.05	1.05	1.0000	1.000	1.0000	0.500	0.5000		
D	1.05	1.06	1.0095	1.001	1.0105	0.250	0.2526		
S	1.02	1.04	1.0196	1.002	1.0216	0.170	0.1737		
ALL COMMERCIAL						1.000	1.0066	0.4540	0.4570
RESIDENTIAL									
FRAME	1.04	1.05	1.0096	1.003	1.0126	0.800	0.8101		
MASONRY	1.04	1.03	0.9904	1.002	0.9924	0.200	0.1985		
ALL RESIDENTIAL						1.000	1.0086	0.5460	0.5507
							LINCOLN COUNTY COMPOSITE IMPROVEMENT FACTOR	1.0000	1.0077
							PROPOSED LINCOLN COUNTY IMPROVEMENT FACTOR		1.0100
							WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR		1.0000

* 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

**** 2023-2024 STATISTICAL ANALYSIS OF THE TAX ROLL

2025 IMPROVEMENT FACTOR STUDY

NYE COUNTY IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/24 *	LOCAL MULTIPLIER 01/25 *	PRICE RELATIVE (01/24) / (01/25) (C / B)	COMPARATIVE COST MULTIPLIER 01/25>01/24 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * H)
COMMERCIAL									
A	0.93	0.92	0.9892	1.004	0.9932	0.040	0.0397		
B	0.93	0.92	0.9892	1.002	0.9912	0.040	0.0396		
C	0.91	0.90	0.9890	1.000	0.9890	0.500	0.4945		
D	0.87	0.87	1.0000	1.001	1.0010	0.250	0.2503		
S	0.94	0.94	1.0000	1.002	1.0020	0.170	0.1703		
ALL COMMERCIAL						1.000	0.9945	0.1886	0.1876
RESIDENTIAL									
FRAME	0.88	0.88	1.0000	1.003	1.0030	0.800	0.8024		
MASONRY	0.91	0.90	0.9890	1.002	0.9910	0.200	0.1982		
ALL RESIDENTIAL						1.000	1.0006	0.8114	0.8118
							NYE COUNTY COMPOSITE IMPROVEMENT FACTOR	1.0000	0.9994
								PROPOSED NYE COUNTY IMPROVEMENT FACTOR	1.0000
								WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR	1.0000

* 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

**** 2023-2024 STATISTICAL ANALYSIS OF THE TAX ROLL

2025 IMPROVEMENT FACTOR STUDY

RENO - SPARKS IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/24 *	LOCAL MULTIPLIER 01/25 *	PRICE RELATIVE (01/24) / (01/25) (C / B)	COMPARATIVE COST MULTIPLIER 01/25>01/24 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * H)
COMMERCIAL									
A	1.12	1.11	0.9911	1.004	0.9950	0.040	0.0398		
B	1.11	1.11	1.0000	1.002	1.0020	0.040	0.0401		
C	1.09	1.09	1.0000	1.000	1.0000	0.500	0.5000		
D	1.07	1.07	1.0000	1.001	1.0010	0.250	0.2503		
S	1.14	1.15	1.0088	1.002	1.0108	0.170	0.1718		
ALL COMMERCIAL						1.000	1.0020	0.3007	0.3013
RESIDENTIAL									
FRAME	1.08	1.08	1.0000	1.003	1.0030	0.800	0.8024		
MASONRY	1.10	1.09	0.9909	1.002	0.9929	0.200	0.1986		
ALL RESIDENTIAL						1.000	1.0010	0.6993	0.7000
							RENO - SPARKS COMPOSITE IMPROVEMENT FACTOR	1.0000	1.0013
								PROPOSED RENO - SPARKS IMPROVEMENT FACTOR	1.0000
								WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR	1.0000

* 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

**** 2023-2024 STATISTICAL ANALYSIS OF THE TAX ROLL

2025 IMPROVEMENT FACTOR STUDY

LAKE TAHOE IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/24 *	LOCAL MULTIPLIER 01/25 *	PRICE RELATIVE (01/24) / (01/25) (C / B)	COMPARATIVE COST MULTIPLIER 01/25>01/24 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * H)
COMMERCIAL									
A	1.19	1.18	0.9916	1.004	0.9956	0.040	0.0398		
B	1.20	1.19	0.9917	1.002	0.9937	0.040	0.0397		
C	1.22	1.21	0.9918	1.000	0.9918	0.500	0.4959		
D	1.20	1.20	1.0000	1.001	1.0010	0.250	0.2503		
S	1.22	1.22	1.0000	1.002	1.0020	0.170	0.1703		
ALL COMMERCIAL						1.000	0.9961	0.2667	0.2656
RESIDENTIAL									
FRAME	1.22	1.23	1.0082	1.003	1.0112	0.800	0.8090		
MASONRY	1.24	1.23	0.9919	1.002	0.9939	0.200	0.1988		
ALL RESIDENTIAL						1.000	1.0078	0.7333	0.7390
								1.0000	1.0046
							PROPOSED LAKE TAHOE IMPROVEMENT FACTOR		1.0000
							WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR		1.0000

* 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

**** 2023-2024 STATISTICAL ANALYSIS OF THE TAX ROLL

2025 IMPROVEMENT FACTOR STUDY

STATEWIDE IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/24 *	LOCAL MULTIPLIER 01/25 *	PRICE RELATIVE (01/24) / (01/25) (C / B)	COMPARATIVE COST MULTIPLIER 01/25>01/24 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * H)
COMMERCIAL									
A	1.09	1.09	1.0000	1.004	1.0040	0.040	0.0402		
B	1.10	1.11	1.0091	1.002	1.0111	0.040	0.0404		
C	1.10	1.10	1.0000	1.000	1.0000	0.500	0.5000		
D	1.08	1.09	1.0093	1.001	1.0103	0.250	0.2526		
S	1.12	1.14	1.0179	1.002	1.0199	0.170	0.1734		
ALL COMMERCIAL						1.000	1.0066	0.3073	0.3093
RESIDENTIAL									
FRAME	1.10	1.11	1.0091	1.003	1.0121	0.800	0.8097		
MASONRY	1.11	1.11	1.0000	1.002	1.0020	0.200	0.2004		
ALL RESIDENTIAL						1.000	1.0101	0.6927	0.6997
								1.0000	1.0090
							PROPOSED STATEWIDE IMPROVEMENT FACTOR		1.0100
							WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR		1.0000

* 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

**** 2023-2024 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
2025 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%	582,910,172	1,119,030,038	1,701,940,210	34.2%	65.8%	5.8%
	DOUGLAS	68.00%	330,846,496	1,259,789,952	1,590,636,448	20.8%	79.2%	5.4%
	STOREY	100.00%	758,506,403	104,724,278	863,230,681	87.9%	12.1%	3.0%
AREA TOTAL			1,672,263,071	2,483,544,268	4,155,807,339	40.2%	59.8%	14.2%
ELKO	ELKO	100.00%	468,633,485	906,860,729	1,375,494,214	34.1%	65.9%	4.7%
	EUREKA	100.00%	79,874,129	21,983,358	101,857,487	78.4%	21.6%	0.3%
	HUMBOLDT	100.00%	146,553,383	251,970,403	398,523,786	36.8%	63.2%	1.4%
	LANDER	100.00%	24,267,591	70,639,826	94,907,417	25.6%	74.4%	0.3%
AREA TOTAL			719,328,588	1,251,454,316	1,970,782,904	36.5%	63.5%	6.7%
FALLON	CHURCHILL	100.00%	141,620,586	431,055,639	572,676,225	24.7%	75.3%	2.0%
	LYON	100.00%	379,207,811	1,284,895,803	1,664,103,614	22.8%	77.2%	5.7%
	MINERAL	100.00%	21,847,375	39,633,073	61,480,448	35.5%	64.5%	0.2%
	PERSHING	100.00%	21,447,537	57,637,316	79,084,853	27.1%	72.9%	0.3%
AREA TOTAL			564,123,309	1,813,221,831	2,377,345,140	23.7%	76.3%	8.1%
LAS VEGAS	CLARK	100.00%	27,128,520,273	59,030,880,281	86,159,400,554	31.5%	68.5%	N/A
LINCOLN COUNTY	LINCOLN	100.00%	61,706,400	74,202,619	135,909,019	45.4%	54.6%	0.5%
	WHITE PINE	100.00%	126,065,435	106,753,176	232,818,611	54.1%	45.9%	0.8%
AREA TOTAL			187,771,835	180,955,795	368,727,630	50.9%	49.1%	1.3%
NYE COUNTY	ESMERALDA	100.00%	6,036,689	10,939,994	16,976,683	35.6%	64.4%	0.1%
	NYE	100.00%	256,021,884	1,116,228,561	1,372,250,445	18.7%	81.3%	4.7%
AREA TOTAL			262,058,573	1,127,168,555	1,389,227,128	18.9%	81.1%	4.8%
RENO - SPARKS	WASHOE	93.00%	5,156,223,546	11,993,221,841	17,149,445,387	30.1%	69.9%	58.7%
LAKE TAHOE	DOUGLAS	32.00%	155,692,468	592,842,330	748,534,798	20.8%	79.2%	2.6%
	WASHOE	7.00%	388,102,848	902,715,622	1,290,818,470	30.1%	69.9%	4.4%
AREA TOTAL			543,795,316	1,495,557,952	2,039,353,268	26.7%	73.3%	7.0%
STATEWIDE	TOTALS	100.00%	36,234,084,511	79,376,004,839	115,610,089,350	31.3%	68.7%	100.0%
	CLARK	-74.53%	(27,128,520,273)	(59,030,880,281)	(86,159,400,554)	31.5%	68.5%	100.0%
ALL AREAS EXCEPT LAS VEGAS		25.47%	8,979,498,803	20,238,371,382	29,217,870,185	30.7%	69.3%	100.0%

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
STATISTICAL ANALYSIS OF THE TAX ROLL 2023-2024

	COMMERCIAL / INDUSTRIAL			RESIDENTIAL			ALL PROPERTY		
COUNTY	COMMERCIAL	INDUSTRIAL	TOTAL VALUE	SINGLE FAMILY	MULTI-FAMILY	TOTAL VALUE	TOTAL VALUE	COMMERCIAL	RESIDENTIAL
CARSON CITY	489,049,932	93,860,240	582,910,172	965,277,064	153,752,974	1,119,030,038	1,701,940,210	34.2%	65.8%
CHURCHILL	119,260,158	22,360,428	141,620,586	401,037,540	30,018,099	431,055,639	572,676,225	24.7%	75.3%
CLARK	23,439,183,487	3,689,336,786	27,128,520,273	54,540,680,502	4,490,199,779	59,030,880,281	86,159,400,554	31.5%	68.5%
DOUGLAS	366,246,845	120,292,119	486,538,964	1,677,462,110	175,170,172	1,852,632,282	2,339,171,246	20.8%	79.2%
ELKO	379,046,413	89,587,072	468,633,485	820,074,400	86,786,329	906,860,729	1,375,494,214	34.1%	65.9%
ESMERALDA	6,002,837	33,852	6,036,689	8,503,599	2,436,395	10,939,994	16,976,683	35.6%	64.4%
EUREKA	31,476,104	48,398,025	79,874,129	18,252,405	3,730,953	21,983,358	101,857,487	78.4%	21.6%
HUMBOLDT	120,621,964	25,931,419	146,553,383	230,508,980	21,461,423	251,970,403	398,523,786	36.8%	63.2%
LANDER	19,628,765	4,638,826	24,267,591	64,709,857	5,929,969	70,639,826	94,907,417	25.6%	74.4%
LINCOLN	29,025,369	32,681,031	61,706,400	69,164,396	5,038,223	74,202,619	135,909,019	45.4%	54.6%
LYON	148,136,807	231,071,004	379,207,811	1,220,689,184	64,206,619	1,284,895,803	1,664,103,614	22.8%	77.2%
MINERAL	17,734,169	4,113,206	21,847,375	35,835,876	3,797,197	39,633,073	61,480,448	35.5%	64.5%
NYE	245,674,332	10,347,552	256,021,884	1,028,093,389	88,135,172	1,116,228,561	1,372,250,445	18.7%	81.3%
PERSHING	17,456,894	3,990,643	21,447,537	49,793,228	7,844,088	57,637,316	79,084,853	27.1%	72.9%
STOREY	30,910,874	727,595,529	758,506,403	100,238,248	4,486,030	104,724,278	863,230,681	87.9%	12.1%
WASHOE	3,809,888,793	1,734,437,601	5,544,326,394	11,465,823,160	1,430,114,303	12,895,937,463	18,440,263,857	30.1%	69.9%
WHITE PINE	91,973,050	34,092,385	126,065,435	97,761,796	8,991,380	106,753,176	232,818,611	54.1%	45.9%
TOTALS	29,361,316,793	6,872,767,718	36,234,084,511	72,793,905,734	6,582,099,105	79,376,004,839	115,610,089,350	31.3%	68.7%

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
CARSON CITY

MARSHALL & SWIFT LOCAL MULTIPLIERS

	COMMERCIAL 99-8					RESIDENTIAL F-7	
M&S MANUAL YEAR	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
2025	1.07	1.06	1.06	1.05	1.10	1.08	1.08
2024	1.07	1.07	1.07	1.05	1.10	1.07	1.08
2023	1.06	1.06	1.06	1.05	1.09	1.06	1.07
2022	1.06	1.07	1.06	1.05	1.09	1.06	1.08
2021	1.11	1.10	1.11	1.10	1.14	1.14	1.15
2020	1.12	1.09	1.09	1.09	1.13	1.11	1.12
2019	1.08	1.08	1.07	1.06	1.10	1.08	1.08
2018	1.10	1.08	1.07	1.07	1.11	1.09	1.09
2017	1.09	1.06	1.06	1.06	1.10	1.06	1.07
2016	1.08	1.06	1.06	1.06	1.10	1.06	1.06
2015	1.08	1.05	1.05	1.05	1.09	1.04	1.04
2014	1.08	1.05	1.05	1.05	1.08	1.06	1.05
2013	1.09	1.06	1.05	1.06	1.09	1.07	1.06
2012	1.10	1.06	1.06	1.07	1.10	1.07	1.05
2011	1.10	1.06	1.06	1.06	1.09	1.07	1.07
2010	1.06	1.03	1.04	1.04	1.05	1.04	1.04
2009	1.10	1.06	1.06	1.06	1.09	1.04	1.04
2008	1.08	1.06	1.06	1.06	1.07	1.06	1.06
2007	1.11	1.08	1.07	1.07	1.10	1.06	1.06
2006	1.11	1.08	1.07	1.07	1.10	1.08	1.07
2005	1.13	1.09	1.09	1.10	1.12	1.10	1.09
2004	1.10	1.08	1.07	1.07	1.09	1.07	1.07
2003	1.10	1.08	1.08	1.09	1.11	1.09	1.08
2002	1.10	1.07	1.07	1.09	1.10	1.08	1.07
2001	1.10	1.08	1.08	1.09	1.11	1.10	1.09
2000	1.12	1.10	1.13	1.11	1.11	1.11	1.12
1999	1.14	1.13	1.15	1.14	1.13	1.14	1.15
1998	1.16	1.14	1.16	1.16	1.14	1.15	1.15
1997	1.14	1.11	1.16	1.17	1.13	1.16	1.15
1996	1.13	1.09	1.14	1.12	1.13	1.14	1.14
1995	1.12	1.09	1.13	1.13	1.13	1.14	1.14
1994	1.13	1.10	1.14	1.13	1.16	1.13	1.14
1993	1.11	1.08	1.11	1.11	1.14	1.13	1.12
1992	1.11	1.08	1.11	1.12	1.14	1.12	1.11
1991	1.12	1.09	1.11	1.10	1.11	1.11	1.12
1990	1.13	1.09	1.10	1.09	1.11	1.09	1.10
1989	1.12	1.09	1.09	1.09	1.10	1.08	1.08

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
CARSON CITY

MARSHALL & SWIFT COMPARATIVE COST MULTIPLIER -- SOUTHWEST AVERAGE

	COMMERCIAL 98-5					RESIDENTIAL F-12 3rd QTR	
M&S MANUAL YEAR	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
2025	1.004	1.002	1.000	1.001	1.002	1.003	1.002
2024	1.005	0.999	1.000	0.999	1.000	0.999	1.001
2023	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2022	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2021	1.018	1.029	1.037	1.040	1.036	1.025	1.029
2020	1.003	1.007	1.006	1.006	1.006	1.001	1.002
2019	1.064	1.039	1.052	1.054	1.063	1.050	1.051
2018	1.035	1.036	1.048	1.048	1.048	1.040	1.042
2017	0.997	1.007	1.009	1.004	1.002	1.015	1.018
2016	1.002	1.018	1.018	1.012	1.009	1.014	1.017
2015	1.023	1.025	1.025	1.027	1.018	1.021	1.026
2014	1.028	1.034	1.040	1.049	1.021	1.007	1.004
2013	1.031	1.033	1.037	1.047	1.026	1.007	1.006
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
2010	0.942	0.945	0.964	0.966	0.936	0.999	0.992
2009	1.080	1.066	1.046	1.025	1.084	1.023	1.007
2008	1.042	1.042	1.036	1.025	1.035	1.051	1.041
2007	1.087	1.085	1.090	1.087	1.088	1.055	1.054
2006	1.048	1.044	1.041	1.039	1.045	1.061	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	1.039	1.037	1.042	1.041	1.035	1.053	1.044
2000	1.034	1.035	1.039	1.044	1.031	1.026	1.025
1999	1.015	1.017	1.009	1.005	1.010	1.005	1.015
1998	1.035	1.038	1.039	1.046	1.026	1.044	1.036
1997	1.018	1.014	1.009	1.012	1.016	1.011	1.006
1996	1.025	1.026	1.016	1.014	1.028	1.007	0.990
1995	1.037	1.037	1.036	1.041	1.036	1.007	1.010
1994	1.036	1.036	1.038	1.052	1.033	1.071	1.049
1993	1.005	1.007	1.009	1.018	1.003	1.036	1.021
1992	1.018	1.018	1.019	1.013	1.009	0.998	1.011
1991	1.019	1.023	1.026	1.024	1.019	1.020	1.021
1990	1.012	1.013	1.018	1.027	1.015	1.019	1.015
1989	1.045	1.040	1.030	1.019	1.055	1.028	1.042

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
CARSON CITY

WEIGHTED COMPOSITE CONSTRUCTION TYPE MULTIPLIER

	COMMERCIAL						RESIDENTIAL		
FISCAL YEAR	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
2026-27	0.040160	0.039705	0.495327	0.250250	0.170340	0.995783	0.809899	0.200400	1.010299
2025-26	0.040579	0.040337	0.504717	0.249750	0.171560	1.006943	0.806740	0.202071	1.008811
2024-25	0.047760	0.044857	0.570000	0.287500	0.198730	1.148847	0.831200	0.206272	1.037472
2023-24	0.045609	0.044045	0.544324	0.274432	0.190014	1.098424	0.772870	0.195527	0.968397
2022-23	0.040356	0.041538	0.528014	0.262385	0.177679	1.049972	0.842162	0.211313	1.053475
2021-22	0.041606	0.040653	0.512402	0.258618	0.175684	1.028963	0.823044	0.207822	1.030867
2020-21	0.041786	0.041560	0.526000	0.261037	0.179082	1.049466	0.832294	0.208272	1.040565
2019-20	0.041780	0.042222	0.528943	0.264472	0.179780	1.057196	0.855547	0.212295	1.067842
2018-19	0.040249	0.040280	0.504500	0.251000	0.170340	1.006369	0.812000	0.205521	1.017521
2017-18	0.040080	0.041108	0.513848	0.255410	0.173104	1.023549	0.826800	0.207312	1.034112
2016-17	0.040920	0.041000	0.512500	0.256750	0.174662	1.025832	0.801389	0.203246	1.004634
2015-16	0.040743	0.040970	0.520000	0.259776	0.171978	1.033466	0.798071	0.198906	0.996977
2014-15	0.040865	0.041320	0.513608	0.259304	0.172834	1.027932	0.805600	0.203116	1.008716
2013-14	0.041520	0.041360	0.514000	0.258415	0.177736	1.033031	0.821600	0.203523	1.025123
2012-13	0.043087	0.042812	0.533567	0.268822	0.181418	1.069705	0.863408	0.218321	1.081729
2011-12	0.036310	0.036730	0.472906	0.236943	0.153281	0.936170	0.799200	0.198400	0.997600
2010-11	0.044000	0.042640	0.523000	0.256250	0.187724	1.053614	0.802958	0.197600	1.000558
2009-10	0.040554	0.040908	0.513159	0.253855	0.171151	1.019627	0.840800	0.208200	1.049000
2008-09	0.043480	0.043400	0.545000	0.271750	0.184960	1.088590	0.828370	0.208830	1.037200
2007-08	0.041178	0.041377	0.510950	0.252666	0.174478	1.020648	0.833367	0.206932	1.040299
2006-07	0.045488	0.044759	0.556206	0.281939	0.194767	1.123158	0.909607	0.223093	1.132701
2005-06	0.040760	0.040760	0.504782	0.250567	0.169775	1.006644	0.796316	0.201517	0.997832
2004-05	0.040840	0.041262	0.516280	0.256250	0.174805	1.029437	0.826785	0.206512	1.033297
2003-04	0.040400	0.040105	0.500324	0.252250	0.169648	1.002727	0.791738	0.198490	0.990228
2002-03	0.040818	0.040726	0.497947	0.255561	0.175950	1.011001	0.834811	0.203207	1.038018
2001-02	0.040634	0.040301	0.510465	0.254132	0.172168	1.017700	0.799200	0.199652	0.998852
2000-01	0.039900	0.040323	0.500151	0.246918	0.170194	0.997486	0.797009	0.203000	1.000009
1999-00	0.042126	0.042642	0.519500	0.259265	0.175964	1.039497	0.828000	0.207200	1.035200
1998-99	0.041080	0.041304	0.513351	0.264295	0.172720	1.032750	0.822989	0.202965	1.025954
1997-98	0.041366	0.041040	0.512496	0.251257	0.174760	1.020918	0.805600	0.198000	1.003600
1996-97	0.041113	0.041103	0.513456	0.260250	0.171565	1.027487	0.812729	0.202000	1.014729
1995-96	0.042187	0.042207	0.533027	0.267739	0.178691	1.063851	0.856800	0.213546	1.070346
1994-95	0.040200	0.040280	0.504500	0.252228	0.170510	1.007718	0.836200	0.206040	1.042240
1993-94	0.040356	0.040346	0.509500	0.257855	0.176166	1.024223	0.805593	0.200395	1.005987
1992-93	0.040399	0.040920	0.517664	0.258349	0.173230	1.030562	0.830972	0.207913	1.038885
1991-92	0.040841	0.040520	0.513670	0.256750	0.174119	1.025900	0.822748	0.206759	1.029507
1990-91	0.042560	0.041600	0.519769	0.257109	0.182671	1.043709	0.830086	0.208400	1.038486

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
CARSON CITY

NET COMPOSITE IMPROVEMENT FACTORS

	COMMERCIAL			RESIDENTIAL			
FISCAL YEAR	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	NET FACTOR
2026-27	0.995783	0.4023919	0.400695	1.010299	0.5976081	0.603763	1.004458
2025-26	1.006943	0.4023919	0.405186	1.008811	0.5976081	0.602873	1.008059
2024-25	1.148847	0.3850549	0.442369	1.037472	0.6149451	0.637988	1.080358
2023-24	1.098424	0.3812449	0.418768	0.968397	0.6187551	0.599201	1.017969
2022-23	1.049972	0.3842039	0.403403	1.053475	0.6157961	0.648726	1.052129
2021-22	1.028963	0.3837892	0.394905	1.030867	0.6162108	0.635231	1.030136
2020-21	1.049466	0.3762191	0.394829	1.040565	0.6237809	0.649085	1.043914
2019-20	1.057196	0.3497447	0.369749	1.067842	0.6502553	0.694370	1.064119
2018-19	1.006369	0.3153175	0.317326	1.017521	0.6846825	0.696679	1.014004
2017-18	1.023549	0.3360660	0.343980	1.034112	0.6639340	0.686582	1.030562
2016-17	1.025832	0.3441338	0.353024	1.004634	0.6558662	0.658906	1.011929
2015-16	1.033466	0.3366971	0.347965	0.996977	0.6633029	0.661298	1.009263
2014-15	1.027932	0.3412208	0.350752	1.008716	0.6587792	0.664521	1.015273
2013-14	1.033031	0.3412208	0.352492	1.025123	0.6587792	0.675330	1.027822
2012-13	1.069705	0.3446225	0.368645	1.081729	0.6553775	0.708941	1.077585
2011-12	0.936170	0.3446225	0.322625	0.997600	0.6553775	0.653805	0.976430
2010-11	1.053614	0.3446225	0.363099	1.000558	0.6553775	0.655743	1.018843
2009-10	1.019627	0.3446225	0.351386	1.049000	0.6553775	0.687491	1.038877
2008-09	1.088590	0.3446225	0.375153	1.037200	0.6553775	0.679758	1.054910
2007-08	1.020648	0.3446225	0.351738	1.040299	0.6553775	0.681789	1.033527
2006-07	1.123158	0.3446225	0.387066	1.132701	0.6553775	0.742347	1.129412
2005-06	1.006644	0.3446225	0.346912	0.997832	0.6553775	0.653957	1.000869
2004-05	1.029437	0.3446225	0.354767	1.033297	0.6553775	0.677200	1.031967
2003-04	1.002727	0.3446225	0.345562	0.990228	0.6553775	0.648973	0.994535
2002-03	1.011001	0.3446225	0.348414	1.038018	0.6553775	0.680294	1.028707
2001-02	1.017700	0.3446225	0.350722	0.998852	0.6553775	0.654625	1.005348
2000-01	0.997486	0.3446225	0.343756	1.000009	0.6553775	0.655383	0.999139
1999-00	1.039497	0.3446225	0.358234	1.035200	0.6553775	0.678447	1.036681
1998-99	1.032750	0.3446225	0.355909	1.025954	0.6553775	0.672387	1.028296
1997-98	1.020918	0.3446225	0.351831	1.003600	0.6553775	0.657737	1.009568
1996-97	1.027487	0.3446225	0.354095	1.014729	0.6553775	0.665031	1.019126
1995-96	1.063851	0.3446225	0.366627	1.070346	0.6553775	0.701481	1.068108
1994-95	1.007718	0.3446225	0.347282	1.042240	0.6553775	0.683060	1.030343
1993-94	1.024223	0.3446225	0.352970	1.005987	0.6553775	0.659301	1.012272
1992-93	1.030562	0.3446225	0.355155	1.038885	0.6553775	0.680862	1.036017
1991-92	1.025900	0.3446225	0.353548	1.029507	0.6553775	0.674716	1.028264
1990-91	1.043709	0.3446225	0.359686	1.038486	0.6553775	0.680600	1.040286

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
ELKO

MARSHALL & SWIFT LOCAL MULTIPLIERS

	COMMERCIAL 99-8					RESIDENTIAL F-7	
M&S MANUAL YEAR	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
2025	1.10	1.15	1.12	1.12	1.16	1.15	1.13
2024	1.13	1.15	1.13	1.12	1.17	1.14	1.14
2023	1.13	1.15	1.13	1.12	1.16	1.14	1.14
2022	1.12	1.14	1.11	1.10	1.14	1.13	1.13
2021	1.14	1.10	1.12	1.11	1.16	1.13	1.14
2020	1.13	1.12	1.11	1.10	1.15	1.10	1.11
2019	1.13	1.11	1.10	1.09	1.13	1.10	1.11
2018	1.13	1.12	1.11	1.10	1.14	1.08	1.10
2017	1.12	1.11	1.10	1.09	1.10	1.09	1.10
2016	1.11	1.09	1.09	1.07	1.12	1.08	1.09
2015	1.10	1.08	1.07	1.05	1.08	1.06	1.07
2014	1.11	1.09	1.08	1.06	1.10	1.06	1.08
2013	1.12	1.11	1.10	1.07	1.10	1.07	1.10
2012	1.10	1.11	1.10	1.06	1.09	1.04	1.08
2011	1.07	1.07	1.06	1.01	1.06	1.01	1.05
2010	1.05	1.05	1.06	1.02	1.05	1.00	1.04
2009	1.06	1.05	1.05	1.01	1.06	1.00	1.04
2008	1.02	1.01	1.01	0.98	1.02	0.99	1.02
2007	1.04	1.03	1.03	1.01	1.04	1.02	1.04
2006	1.05	1.04	1.05	1.04	1.05	1.03	1.05
2005	1.07	1.06	1.08	1.07	1.07	1.08	1.09
2004	1.07	1.07	1.09	1.08	1.07	1.07	1.08
2003	1.07	1.07	1.08	1.08	1.07	1.07	1.07
2002	1.06	1.05	1.07	1.07	1.06	1.06	1.06
2001	1.03	1.02	1.04	1.04	1.03	1.04	1.04
2000	1.04	1.04	1.06	1.04	1.03	1.04	1.05
1999	1.06	1.07	1.08	1.07	1.05	1.08	1.10
1998	1.08	1.08	1.11	1.10	1.06	1.09	1.10
1997	1.07	1.07	1.10	1.10	1.04	1.09	1.09
1996	1.06	1.05	1.08	1.05	1.04	1.05	1.08
1995	1.05	1.05	1.07	1.13	1.04	1.07	1.14
1994	1.06	1.06	1.08	1.06	1.07	1.06	1.08
1993	1.04	1.04	1.05	1.04	1.05	1.06	1.06
1992	1.04	1.04	1.05	1.05	1.05	1.05	1.05
1991	1.04	1.04	1.04	1.03	1.03	1.03	1.04
1990	1.04	1.04	1.04	1.03	1.03	1.03	1.04
1989	1.04	1.04	1.04	1.03	1.03	1.03	1.04

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
ELKO

MARSHALL & SWIFT COMPARATIVE COST MULTIPLIER -- SOUTHWEST AVERAGE

	COMMERCIAL 98-5					RESIDENTIAL F-12 3rd QTR	
M&S MANUAL YEAR	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
2025	1.004	1.002	1.000	1.001	1.002	1.003	1.002
2024	1.005	0.999	1.000	0.999	1.000	0.999	1.001
2023	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2022	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2021	1.018	1.029	1.037	1.040	1.036	1.025	1.029
2020	1.003	1.007	1.006	1.006	1.006	1.001	1.002
2019	1.064	1.039	1.052	1.054	1.063	1.050	1.051
2018	1.035	1.036	1.048	1.048	1.048	1.040	1.042
2017	0.997	1.007	1.009	1.004	1.002	1.015	1.018
2016	1.002	1.018	1.018	1.012	1.009	1.014	1.017
2015	1.023	1.025	1.025	1.027	1.018	1.021	1.026
2014	1.028	1.034	1.040	1.049	1.021	1.007	1.004
2013	1.031	1.033	1.037	1.047	1.026	1.007	1.006
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
2010	0.942	0.945	0.964	0.966	0.936	0.999	0.992
2009	1.080	1.066	1.046	1.025	1.084	1.023	1.007
2008	1.042	1.042	1.036	1.025	1.035	1.051	1.041
2007	1.087	1.085	1.090	1.087	1.088	1.055	1.054
2006	1.048	1.044	1.041	1.039	1.045	1.061	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	1.039	1.037	1.042	1.041	1.035	1.053	1.044
2000	1.034	1.035	1.039	1.044	1.031	1.026	1.025
1999	1.015	1.017	1.009	1.005	1.010	1.005	1.015
1998	1.035	1.038	1.039	1.046	1.026	1.044	1.036
1997	1.018	1.014	1.009	1.012	1.016	1.011	1.006
1996	1.025	1.026	1.016	1.014	1.028	1.007	0.990
1995	1.037	1.037	1.036	1.041	1.036	1.007	1.010
1994	1.036	1.036	1.038	1.052	1.033	1.071	1.049
1993	1.005	1.007	1.009	1.018	1.003	1.036	1.021
1992	1.018	1.018	1.019	1.013	1.009	0.998	1.011
1991	1.019	1.023	1.026	1.024	1.019	1.020	1.021
1990	1.012	1.013	1.018	1.027	1.015	1.019	1.015
1989	1.045	1.040	1.030	1.019	1.055	1.028	1.042

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
ELKO

WEIGHTED COMPOSITE CONSTRUCTION TYPE MULTIPLIER

	COMMERCIAL						RESIDENTIAL		
FISCAL YEAR	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
2026-27	0.039094	0.040080	0.495575	0.250250	0.168884	0.993883	0.809439	0.198642	1.008081
2025-26	0.040200	0.039960	0.500000	0.249750	0.171466	1.001376	0.799200	0.200200	0.999400
2024-25	0.048186	0.045677	0.580270	0.292727	0.202216	1.169078	0.838556	0.210042	1.048598
2023-24	0.046922	0.046927	0.564911	0.284910	0.195304	1.138973	0.831200	0.206374	1.037574
2022-23	0.041080	0.040425	0.523171	0.262364	0.177651	1.044692	0.842364	0.211362	1.053726
2021-22	0.040120	0.040643	0.507573	0.253807	0.174047	1.016190	0.800800	0.200400	1.001200
2020-21	0.042560	0.041189	0.521261	0.261105	0.179125	1.045240	0.855556	0.212111	1.067666
2019-20	0.041770	0.041813	0.528764	0.264404	0.184639	1.061389	0.824367	0.208400	1.032767
2018-19	0.040239	0.041019	0.509128	0.255692	0.167298	1.013377	0.819519	0.205468	1.024986
2017-18	0.040444	0.041097	0.518514	0.257819	0.177883	1.035757	0.826506	0.207202	1.033708
2016-17	0.040551	0.040624	0.507755	0.254328	0.169913	1.013171	0.816800	0.203300	1.020100
2015-16	0.040753	0.040615	0.510545	0.259799	0.173570	1.025282	0.798071	0.197149	0.995220
2014-15	0.041990	0.041320	0.518500	0.264219	0.176020	1.042049	0.828838	0.204926	1.033764
2013-14	0.042684	0.042906	0.533396	0.268673	0.181105	1.068764	0.846004	0.213326	1.059330
2012-13	0.042311	0.042392	0.523500	0.261164	0.176424	1.045792	0.847592	0.214240	1.061832
2011-12	0.037325	0.037800	0.486590	0.243891	0.157619	0.963225	0.799200	0.198400	0.997600
2010-11	0.044894	0.044329	0.543713	0.264094	0.191507	1.088537	0.826667	0.205349	1.032016
2009-10	0.040878	0.040871	0.507942	0.248639	0.172566	1.010896	0.816071	0.204196	1.020267
2008-09	0.043066	0.042983	0.534619	0.263911	0.183198	1.067777	0.835806	0.208792	1.044598
2007-08	0.041136	0.040972	0.506042	0.252467	0.174329	1.014947	0.809504	0.203064	1.012568
2006-07	0.044280	0.043934	0.540991	0.271711	0.189550	1.090465	0.893069	0.221028	1.114097
2005-06	0.040760	0.040760	0.514218	0.255250	0.172890	1.023878	0.811200	0.205301	1.016501
2004-05	0.041225	0.041659	0.516280	0.258645	0.174864	1.032673	0.826928	0.206530	1.033458
2003-04	0.041577	0.041671	0.519567	0.259526	0.176176	1.038517	0.821908	0.206088	1.027996
2002-03	0.041160	0.040682	0.511170	0.260250	0.175950	1.029213	0.842400	0.206811	1.049211
2001-02	0.040580	0.040239	0.509880	0.253682	0.171932	1.016312	0.790400	0.195682	0.986082
2000-01	0.039848	0.040303	0.490865	0.244398	0.170080	0.985494	0.796624	0.203000	0.999624
1999-00	0.041787	0.041908	0.524223	0.261500	0.177774	1.047192	0.835200	0.209101	1.044301
1998-99	0.041104	0.041333	0.513843	0.265048	0.172720	1.034047	0.839611	0.203063	1.042674
1997-98	0.041390	0.041040	0.512748	0.235553	0.174760	1.005491	0.790542	0.187579	0.978121
1996-97	0.041089	0.041089	0.513204	0.277436	0.171182	1.043999	0.813200	0.213222	1.026422
1995-96	0.042237	0.042237	0.533829	0.268058	0.178955	1.065315	0.856800	0.213758	1.070558
1994-95	0.040200	0.040280	0.504500	0.252076	0.170510	1.007566	0.836693	0.206145	1.042838
1993-94	0.040720	0.040720	0.514399	0.258167	0.174861	1.028867	0.813903	0.204144	1.018047
1992-93	0.040760	0.040920	0.513000	0.256000	0.173230	1.023910	0.816000	0.204200	1.020200
1991-92	0.040480	0.040520	0.509000	0.256750	0.172550	1.019300	0.815200	0.203000	1.018200
1990-91	0.041800	0.041600	0.520000	0.257248	0.181108	1.041756	0.838685	0.212486	1.051171

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
ELKO

NET COMPOSITE IMPROVEMENT FACTORS

	COMMERCIAL			RESIDENTIAL			
FISCAL YEAR	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	NET FACTOR
2026-27	0.993883	0.3649964	0.362764	1.008081	0.6350036	0.640135	1.002899
2025-26	1.001376	0.3649964	0.365498	0.999400	0.6350036	0.634623	1.000121
2024-25	1.169078	0.3745905	0.437925	1.048598	0.6254095	0.655803	1.093729
2023-24	1.138973	0.3791015	0.431786	1.037574	0.6208985	0.644228	1.076014
2022-23	1.044692	0.3747224	0.391469	1.053726	0.6252776	0.658871	1.050340
2021-22	1.016190	0.3761606	0.382251	1.001200	0.6238394	0.624588	1.006839
2020-21	1.045240	0.3727807	0.389645	1.067666	0.6272193	0.669661	1.059306
2019-20	1.061389	0.3805978	0.403962	1.032767	0.6194022	0.639698	1.043660
2018-19	1.013377	0.3925830	0.397834	1.024986	0.6074170	0.622594	1.020429
2017-18	1.035757	0.4055747	0.420077	1.033708	0.5944253	0.614462	1.034539
2016-17	1.013171	0.4208649	0.426408	1.020100	0.5791351	0.590776	1.017184
2015-16	1.025282	0.4289110	0.439755	0.995220	0.5710890	0.568359	1.008114
2014-15	1.042049	0.4378689	0.456281	1.033764	0.5621311	0.581111	1.037392
2013-14	1.068764	0.4378689	0.467979	1.059330	0.5621311	0.595482	1.063461
2012-13	1.045792	0.4263564	0.445880	1.061832	0.5736436	0.609113	1.054993
2011-12	0.963225	0.4263564	0.410677	0.997600	0.5736436	0.572267	0.982944
2010-11	1.088537	0.4263564	0.464105	1.032016	0.5736436	0.592009	1.056114
2009-10	1.010896	0.4263564	0.431002	1.020267	0.5736436	0.585269	1.016271
2008-09	1.067777	0.4263564	0.455254	1.044598	0.5736436	0.599227	1.054481
2007-08	1.014947	0.4263564	0.432729	1.012568	0.5736436	0.580853	1.013582
2006-07	1.090465	0.4263564	0.464927	1.114097	0.5736436	0.639095	1.104021
2005-06	1.023878	0.4263564	0.436537	1.016501	0.5736436	0.583109	1.019646
2004-05	1.032673	0.4263564	0.440287	1.033458	0.5736436	0.592837	1.033124
2003-04	1.038517	0.4263564	0.442778	1.027996	0.5736436	0.589703	1.032482
2002-03	1.029213	0.4263564	0.438811	1.049211	0.5736436	0.601873	1.040685
2001-02	1.016312	0.4263564	0.433311	0.986082	0.5736436	0.565659	0.998971
2000-01	0.985494	0.4263564	0.420172	0.999624	0.5736436	0.573428	0.993600
1999-00	1.047192	0.4263564	0.446477	1.044301	0.5736436	0.599056	1.045534
1998-99	1.034047	0.4263564	0.440873	1.042674	0.5736436	0.598123	1.038996
1997-98	1.005491	0.4263564	0.428698	0.978121	0.5736436	0.561093	0.989790
1996-97	1.043999	0.4263564	0.445116	1.026422	0.5736436	0.588800	1.033916
1995-96	1.065315	0.4263564	0.454204	1.070558	0.5736436	0.614119	1.068323
1994-95	1.007566	0.4263564	0.429582	1.042838	0.5736436	0.598217	1.027800
1993-94	1.028867	0.4263564	0.438664	1.018047	0.5736436	0.583996	1.022660
1992-93	1.023910	0.4263564	0.436551	1.020200	0.5736436	0.585231	1.021782
1991-92	1.019300	0.4263564	0.434585	1.018200	0.5736436	0.584084	1.018669
1990-91	1.041756	0.4263564	0.444159	1.051171	0.5736436	0.602998	1.047157

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
FALLON

MARSHALL & SWIFT LOCAL MULTIPLIERS

	COMMERCIAL 99-8					RESIDENTIAL F-7	
M&S MANUAL YEAR	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
2025	1.00	1.01	1.01	1.01	1.04	1.02	1.02
2024	1.02	1.01	1.02	1.01	1.04	1.01	1.03
2023	1.01	1.00	1.01	1.00	1.03	1.01	1.03
2022	1.02	1.00	1.01	1.00	1.03	1.00	1.02
2021	1.02	0.99	0.99	0.98	1.02	0.98	1.01
2020	1.04	1.00	1.02	1.00	1.04	1.01	1.03
2019	1.02	1.00	1.02	1.00	1.03	1.01	1.03
2018	1.02	0.99	1.01	1.00	1.02	1.00	1.02
2017	1.01	0.98	1.00	0.99	1.01	0.99	1.00
2016	1.01	0.98	1.00	0.99	1.01	0.98	0.99
2015	1.00	0.97	0.99	0.98	1.00	0.98	0.99
2014	1.00	0.98	1.00	0.99	1.00	1.00	1.00
2013	1.01	0.99	1.00	1.00	1.01	1.01	1.01
2012	1.02	0.99	1.01	1.01	1.02	1.01	1.00
2011	1.02	0.99	1.01	1.00	1.02	1.01	1.02
2010	0.99	0.97	0.99	0.98	0.99	0.98	0.99
2009	1.02	0.99	1.01	1.00	1.03	0.98	0.99
2008	1.00	0.99	1.01	1.00	1.01	1.00	1.01
2007	1.03	1.01	1.02	1.01	1.04	1.00	1.01
2006	1.03	1.01	1.02	1.01	1.04	1.02	1.02
2005	1.05	1.02	1.04	1.04	1.06	1.04	1.04
2004	1.02	1.01	1.02	1.01	1.03	1.01	1.02
2003	1.02	1.01	1.03	1.03	1.05	1.03	1.03
2002	1.02	1.00	1.02	1.03	1.03	1.02	1.02
2001	1.02	1.01	1.03	1.03	1.04	1.04	1.04
2000	1.04	1.03	1.08	1.05	1.04	1.05	1.07
1999	1.06	1.06	1.10	1.08	1.06	1.08	1.10
1998	1.08	1.07	1.11	1.10	1.07	1.09	1.10
1997	1.07	1.06	1.10	1.10	1.05	1.09	1.09
1996	1.06	1.04	1.08	1.05	1.05	1.05	1.08
1995	1.05	1.04	1.07	1.06	1.05	1.07	1.08
1994	1.06	1.05	1.08	1.06	1.08	1.06	1.08
1993	1.04	1.03	1.05	1.04	1.06	1.06	1.06
1992	1.04	1.03	1.05	1.05	1.06	1.05	1.05
1991	1.04	1.03	1.04	1.03	1.04	1.03	1.04
1990	1.04	1.03	1.04	1.03	1.04	1.03	1.04
1989	1.04	1.03	1.04	1.03	1.04	1.03	1.04

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
FALLON

MARSHALL & SWIFT COMPARATIVE COST MULTIPLIER -- SOUTHWEST AVERAGE

	COMMERCIAL 98-5					RESIDENTIAL F-12 3rd QTR	
M&S MANUAL YEAR	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
2025	1.004	1.002	1.000	1.001	1.002	1.003	1.002
2024	1.005	0.999	1.000	0.999	1.000	0.999	1.001
2023	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2022	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2021	1.018	1.029	1.037	1.040	1.036	1.025	1.029
2020	1.003	1.007	1.006	1.006	1.006	1.001	1.002
2019	1.064	1.039	1.052	1.054	1.063	1.050	1.051
2018	1.035	1.036	1.048	1.048	1.048	1.040	1.042
2017	0.997	1.007	1.009	1.004	1.002	1.015	1.018
2016	1.002	1.018	1.018	1.012	1.009	1.014	1.017
2015	1.023	1.025	1.025	1.027	1.018	1.021	1.026
2014	1.028	1.034	1.040	1.049	1.021	1.007	1.004
2013	1.031	1.033	1.037	1.047	1.026	1.007	1.006
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
2010	0.942	0.945	0.964	0.966	0.936	0.999	0.992
2009	1.080	1.066	1.046	1.025	1.084	1.023	1.007
2008	1.042	1.042	1.036	1.025	1.035	1.051	1.041
2007	1.087	1.085	1.090	1.087	1.088	1.055	1.054
2006	1.107	1.109	1.092	1.097	1.115	1.106	1.095
2005	1.019	1.019	1.019	1.021	1.017	1.014	1.017
2004	1.021	1.022	1.023	1.025	1.019	1.024	1.023
2003	1.010	1.012	1.010	1.009	1.007	1.008	1.011
2002	1.010	1.012	1.010	1.009	1.007	1.008	1.011
2001	1.039	1.037	1.042	1.041	1.035	1.053	1.044
2000	1.034	1.035	1.039	1.044	1.031	1.026	1.025
1999	1.015	1.017	1.009	1.005	1.010	1.005	1.015
1998	1.035	1.038	1.039	1.046	1.026	1.044	1.036
1997	1.018	1.014	1.009	1.012	1.016	1.011	1.006
1996	1.025	1.026	1.016	1.014	1.028	1.007	0.990
1995	1.037	1.037	1.036	1.041	1.036	1.007	1.010
1994	1.036	1.036	1.038	1.052	1.033	1.071	1.049
1993	1.005	1.007	1.009	1.018	1.003	1.036	1.021
1992	1.018	1.018	1.019	1.013	1.009	0.998	1.011
1991	1.019	1.023	1.026	1.024	1.019	1.020	1.021
1990	1.012	1.013	1.018	1.027	1.015	1.019	1.015
1989	1.045	1.040	1.030	1.019	1.055	1.028	1.042

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
FALLON

WEIGHTED COMPOSITE CONSTRUCTION TYPE MULTIPLIER

	COMMERCIAL						RESIDENTIAL		
FISCAL YEAR	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
2026-27	0.039373	0.040080	0.495098	0.250250	0.170340	0.995141	0.810345	0.198454	1.008799
2025-26	0.040598	0.040360	0.504950	0.252248	0.171650	1.009806	0.799200	0.200200	0.999400
2024-25	0.047292	0.045280	0.570000	0.287500	0.198730	1.148802	0.839512	0.210241	1.049753
2023-24	0.047760	0.045737	0.581515	0.293367	0.200678	1.169058	0.848163	0.210261	1.058425
2022-23	0.039937	0.040748	0.503250	0.254800	0.172733	1.011468	0.795644	0.201804	0.997447
2021-22	0.040907	0.040280	0.503000	0.251500	0.172680	1.008367	0.800800	0.200400	1.001200
2020-21	0.042560	0.041980	0.531208	0.263500	0.182482	1.061729	0.848400	0.212261	1.060661
2019-20	0.041810	0.041863	0.529240	0.264646	0.179924	1.057483	0.840404	0.212568	1.052972
2018-19	0.039880	0.040280	0.504500	0.251000	0.170340	1.006000	0.820286	0.205657	1.025942
2017-18	0.040481	0.041140	0.514141	0.255582	0.173245	1.024589	0.811200	0.203400	1.014600
2016-17	0.040920	0.040582	0.507375	0.254157	0.173060	1.016093	0.800464	0.203148	1.003612
2015-16	0.040713	0.040942	0.520000	0.259628	0.171851	1.033134	0.797624	0.198812	0.996436
2014-15	0.040836	0.041320	0.513366	0.259158	0.172710	1.027390	0.805600	0.203212	1.008812
2013-14	0.041520	0.041360	0.514000	0.258560	0.176120	1.031560	0.821600	0.203333	1.024933
2012-13	0.042778	0.042458	0.534076	0.269133	0.180056	1.068500	0.864890	0.218630	1.083520
2011-12	0.036572	0.037036	0.472455	0.236670	0.152941	0.935674	0.799200	0.198400	0.997600
2010-11	0.044064	0.042640	0.523000	0.256250	0.187929	1.053883	0.802032	0.197412	0.999444
2009-10	0.040466	0.040855	0.512922	0.253713	0.170875	1.018830	0.840800	0.208200	1.049000
2008-09	0.043480	0.043400	0.545000	0.271750	0.184960	1.088590	0.827451	0.208733	1.036184
2007-08	0.043437	0.043913	0.535500	0.266339	0.185974	1.075162	0.867785	0.214788	1.082573
2006-07	0.041959	0.041164	0.519490	0.262832	0.177926	1.043370	0.835295	0.207388	1.042683
2005-06	0.040840	0.040880	0.506534	0.251274	0.169930	1.009459	0.803293	0.202614	1.005907
2004-05	0.040400	0.040885	0.509951	0.252250	0.174514	1.018000	0.814306	0.204182	1.018488
2003-04	0.040400	0.040079	0.500097	0.252250	0.169544	1.002370	0.790892	0.198312	0.989204
2002-03	0.040761	0.040675	0.496880	0.255293	0.175950	1.009558	0.834377	0.202946	1.037323
2001-02	0.040580	0.040228	0.510055	0.253750	0.171963	1.016575	0.798000	0.199409	0.997409
2000-01	0.039848	0.040300	0.499955	0.246682	0.170095	0.996880	0.796624	0.203000	0.999624
1999-00	0.041787	0.041912	0.524223	0.261500	0.177742	1.047164	0.835200	0.209101	1.044301
1998-99	0.041104	0.041340	0.513843	0.265048	0.172720	1.034054	0.839611	0.203063	1.042674
1997-98	0.041390	0.041040	0.512748	0.251108	0.174760	1.021047	0.790542	0.198000	0.988542
1996-97	0.041089	0.041085	0.513204	0.260250	0.171228	1.026855	0.813200	0.202000	1.015200
1995-96	0.042237	0.042245	0.533829	0.268058	0.178923	1.065291	0.856800	0.213758	1.070558
1994-95	0.040200	0.040280	0.504500	0.252076	0.170510	1.007566	0.836693	0.206145	1.042838
1993-94	0.040720	0.040720	0.514399	0.258167	0.174829	1.028835	0.813903	0.204144	1.018047
1992-93	0.040760	0.040920	0.513000	0.256000	0.173230	1.023910	0.816000	0.204200	1.020200
1991-92	0.040480	0.040520	0.509000	0.256750	0.172550	1.019300	0.815200	0.203000	1.018200
1990-91	0.041800	0.041600	0.520000	0.257248	0.181091	1.041739	0.830463	0.210423	1.040886

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
FALLON

NET COMPOSITE IMPROVEMENT FACTORS

	COMMERCIAL			RESIDENTIAL			
FISCAL YEAR	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	NET FACTOR
2026-27	0.995141	0.2372913	0.236138	1.008799	0.7627087	0.769420	1.005558
2025-26	1.009806	0.2372913	0.239618	0.999400	0.7627087	0.762251	1.001869
2024-25	1.148802	0.2271068	0.260901	1.049753	0.7728932	0.811347	1.072248
2023-24	1.169058	0.2404612	0.281113	1.058425	0.7595388	0.803915	1.085028
2022-23	1.011468	0.2392137	0.241957	0.997447	0.7607863	0.758844	1.000801
2021-22	1.008367	0.2466075	0.248671	1.001200	0.7533925	0.754297	1.002967
2020-21	1.061729	0.2495894	0.264996	1.060661	0.7504106	0.795931	1.060927
2019-20	1.057483	0.2482295	0.262498	1.052972	0.7517705	0.791593	1.054092
2018-19	1.006000	0.2667151	0.268315	1.025942	0.7332849	0.752308	1.020623
2017-18	1.024589	0.3058982	0.313420	1.014600	0.6941018	0.704236	1.017656
2016-17	1.016093	0.3286866	0.333976	1.003612	0.6713134	0.673738	1.007714
2015-16	1.033134	0.3083691	0.318587	0.996436	0.6916309	0.689166	1.007752
2014-15	1.027390	0.2866056	0.294456	1.008812	0.7133944	0.719681	1.014137
2013-14	1.031560	0.2866056	0.295651	1.024933	0.7133944	0.731182	1.026833
2012-13	1.068500	0.2651180	0.283279	1.083520	0.7348820	0.796259	1.079538
2011-12	0.935674	0.2651180	0.248064	0.997600	0.7348820	0.733118	0.981182
2010-11	1.053883	0.2651180	0.279403	0.999444	0.7348820	0.734473	1.013877
2009-10	1.018830	0.2651180	0.270110	1.049000	0.7348820	0.770891	1.041001
2008-09	1.088590	0.2651180	0.288605	1.036184	0.7348820	0.761473	1.050078
2007-08	1.075162	0.2651180	0.285045	1.082573	0.7348820	0.795564	1.080608
2006-07	1.043370	0.2651180	0.276616	1.042683	0.7348820	0.766249	1.042865
2005-06	1.009459	0.2651180	0.267626	1.005907	0.7348820	0.739223	1.006848
2004-05	1.018000	0.2651180	0.269890	1.018488	0.7348820	0.748469	1.018359
2003-04	1.002370	0.2651180	0.265746	0.989204	0.7348820	0.726948	0.992694
2002-03	1.009558	0.2651180	0.267652	1.037323	0.7348820	0.762310	1.029962
2001-02	1.016575	0.2651180	0.269512	0.997409	0.7348820	0.732978	1.002490
2000-01	0.996880	0.2651180	0.264291	0.999624	0.7348820	0.734606	0.998896
1999-00	1.047164	0.2651180	0.277622	1.044301	0.7348820	0.767438	1.045060
1998-99	1.034054	0.2651180	0.274146	1.042674	0.7348820	0.766243	1.040389
1997-98	1.021047	0.2651180	0.270698	0.988542	0.7348820	0.726462	0.997160
1996-97	1.026855	0.2651180	0.272238	1.015200	0.7348820	0.746052	1.018290
1995-96	1.065291	0.2651180	0.282428	1.070558	0.7348820	0.786734	1.069162
1994-95	1.007566	0.2651180	0.267124	1.042838	0.7348820	0.766363	1.033487
1993-94	1.028835	0.2651180	0.272763	1.018047	0.7348820	0.748145	1.020907
1992-93	1.023910	0.2651180	0.271457	1.020200	0.7348820	0.749727	1.021184
1991-92	1.019300	0.2651180	0.270235	1.018200	0.7348820	0.748257	1.018492
1990-91	1.041739	0.2651180	0.276184	1.040886	0.7348820	0.764928	1.041112

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
LAS VEGAS

MARSHALL & SWIFT LOCAL MULTIPLIERS

	COMMERCIAL 99-8					RESIDENTIAL F-7	
M&S MANUAL YEAR	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
2025	1.08	1.13	1.12	1.14	1.13	1.13	1.10
2024	1.09	1.13	1.12	1.14	1.12	1.13	1.11
2023	1.07	1.13	1.13	1.14	1.13	1.13	1.11
2022	1.07	1.10	1.11	1.12	1.12	1.13	1.11
2021	1.13	1.13	1.14	1.16	1.15	1.18	1.14
2020	1.13	1.12	1.13	1.15	1.14	1.15	1.11
2019	1.12	1.10	1.10	1.12	1.12	1.13	1.09
2018	1.13	1.10	1.11	1.13	1.13	1.14	1.10
2017	1.13	1.10	1.11	1.13	1.13	1.13	1.11
2016	1.14	1.11	1.13	1.14	1.13	1.13	1.12
2015	1.12	1.10	1.12	1.13	1.12	1.12	1.12
2014	1.12	1.10	1.12	1.13	1.12	1.13	1.12
2013	1.13	1.11	1.13	1.13	1.13	1.14	1.13
2012	1.13	1.11	1.14	1.15	1.13	1.13	1.12
2011	1.13	1.12	1.14	1.14	1.13	1.14	1.14
2010	1.12	1.11	1.13	1.14	1.11	1.12	1.12
2009	1.14	1.13	1.14	1.14	1.13	1.14	1.14
2008	1.11	1.10	1.10	1.11	1.10	1.11	1.10
2007	1.10	1.10	1.10	1.11	1.09	1.12	1.11
2006	1.13	1.13	1.12	1.12	1.12	1.13	1.12
2005	1.12	1.11	1.12	1.13	1.11	1.13	1.12
2004	1.12	1.10	1.12	1.13	1.12	1.13	1.12
2003	1.13	1.12	1.12	1.15	1.13	1.15	1.13
2002	1.14	1.13	1.13	1.15	1.14	1.14	1.12
2001	1.14	1.12	1.12	1.13	1.12	1.13	1.11
2000	1.14	1.12	1.13	1.13	1.13	1.12	1.12
1999	1.14	1.13	1.13	1.13	1.13	1.13	1.13
1998	1.14	1.13	1.13	1.13	1.12	1.12	1.12
1997	1.12	1.11	1.10	1.11	1.10	1.11	1.11
1996	1.11	1.09	1.09	1.09	1.10	1.09	1.08
1995	1.11	1.10	1.09	1.10	1.11	1.09	1.09
1994	1.11	1.08	1.08	1.09	1.11	1.11	1.10
1993	1.14	1.12	1.12	1.13	1.14	1.13	1.13
1992	1.14	1.12	1.11	1.11	1.14	1.09	1.10
1991	1.15	1.13	1.12	1.11	1.14	1.12	1.12
1990	1.16	1.13	1.12	1.12	1.15	1.13	1.13
1989	1.16	1.14	1.13	1.13	1.16	1.12	1.12

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
LAS VEGAS

MARSHALL & SWIFT COMPARATIVE COST MULTIPLIER -- SOUTHWEST AVERAGE

	COMMERCIAL 98-5					RESIDENTIAL F-12 3rd QTR	
M&S MANUAL YEAR	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
2025	1.004	1.002	1.000	1.001	1.002	1.003	1.002
2024	1.005	0.999	1.000	0.999	1.000	0.999	1.001
2023	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2022	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2021	1.018	1.029	1.037	1.040	1.036	1.025	1.029
2020	1.003	1.007	1.006	1.006	1.006	1.001	1.002
2019	1.064	1.039	1.052	1.054	1.063	1.050	1.051
2018	1.035	1.036	1.048	1.048	1.048	1.040	1.042
2017	0.997	1.007	1.009	1.004	1.002	1.015	1.018
2016	1.002	1.018	1.018	1.012	1.009	1.014	1.017
2015	1.023	1.025	1.025	1.027	1.018	1.021	1.026
2014	1.028	1.034	1.040	1.049	1.021	1.007	1.004
2013	1.031	1.033	1.037	1.047	1.026	1.007	1.006
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
2010	0.942	0.945	0.964	0.966	0.936	0.999	0.992
2009	1.080	1.066	1.046	1.025	1.084	1.023	1.007
2008	1.042	1.042	1.036	1.025	1.035	1.051	1.041
2007	1.087	1.085	1.090	1.087	1.088	1.055	1.054
2006	1.107	1.109	1.092	1.097	1.115	1.106	1.095
2005	1.019	1.019	1.019	1.021	1.017	1.014	1.017
2004	1.021	1.022	1.023	1.025	1.019	1.024	1.023
2003	1.010	1.012	1.010	1.009	1.007	1.008	1.011
2002	1.010	1.012	1.010	1.009	1.007	1.008	1.011
2001	1.039	1.037	1.042	1.041	1.035	1.053	1.044
2000	1.034	1.035	1.039	1.044	1.031	1.026	1.025
1999	1.015	1.017	1.009	1.005	1.010	1.005	1.015
1998	1.035	1.038	1.039	1.046	1.026	1.044	1.036
1997	1.018	1.014	1.009	1.012	1.016	1.011	1.006
1996	1.025	1.026	1.016	1.014	1.028	1.007	0.990
1995	1.037	1.037	1.036	1.041	1.036	1.007	1.010
1994	1.036	1.036	1.038	1.052	1.033	1.071	1.049
1993	1.005	1.007	1.009	1.018	1.003	1.036	1.021
1992	1.018	1.018	1.019	1.013	1.009	0.998	1.011
1991	1.019	1.023	1.026	1.024	1.019	1.020	1.021
1990	1.012	1.013	1.018	1.027	1.015	1.019	1.015
1989	1.045	1.040	1.030	1.019	1.055	1.028	1.042

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
LAS VEGAS

WEIGHTED COMPOSITE CONSTRUCTION TYPE MULTIPLIER

	COMMERCIAL						RESIDENTIAL		
FISCAL YEAR	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
2026-27	0.039792	0.040080	0.500000	0.250250	0.171861	1.001982	0.802400	0.198595	1.000995
2025-26	0.040951	0.039960	0.495575	0.249750	0.168496	0.994732	0.799200	0.200200	0.999400
2024-25	0.047760	0.046515	0.580270	0.292634	0.200504	1.167683	0.831200	0.208200	1.039400
2023-24	0.045224	0.044078	0.555000	0.277586	0.193546	1.115434	0.795980	0.202721	0.998701
2022-23	0.040720	0.041528	0.523088	0.262261	0.177665	1.045262	0.841391	0.211362	1.052753
2021-22	0.040478	0.041012	0.516718	0.258237	0.174074	1.030519	0.814973	0.204077	1.019051
2020-21	0.042183	0.041560	0.521261	0.261168	0.179111	1.045284	0.832632	0.208289	1.040921
2019-20	0.041400	0.041440	0.524000	0.262000	0.178160	1.047000	0.839363	0.206523	1.045885
2018-19	0.039530	0.039917	0.495571	0.248798	0.170340	0.994156	0.812000	0.201782	1.013782
2017-18	0.040796	0.041090	0.513545	0.255239	0.173062	1.023731	0.818443	0.203400	1.021843
2016-17	0.040920	0.041000	0.512500	0.256750	0.173060	1.024230	0.809572	0.205200	1.014772
2015-16	0.040756	0.040987	0.515398	0.262250	0.172034	1.031426	0.798533	0.199023	0.997556
2014-15	0.041240	0.041320	0.513952	0.257198	0.174420	1.028130	0.812729	0.202996	1.015726
2013-14	0.041520	0.040991	0.514000	0.258246	0.176120	1.030876	0.814393	0.203761	1.018154
2012-13	0.041891	0.041975	0.528133	0.263750	0.177909	1.053657	0.854186	0.215989	1.070175
2011-12	0.037019	0.037131	0.477772	0.241500	0.156304	0.949726	0.785179	0.194919	0.980098
2010-11	0.044368	0.043803	0.542018	0.263176	0.189306	1.082670	0.840519	0.208724	1.049243
2009-10	0.042059	0.041680	0.518000	0.256250	0.177564	1.035553	0.833293	0.206324	1.039617
2008-09	0.042326	0.042248	0.535268	0.269324	0.180006	1.069171	0.836531	0.208918	1.045449
2007-08	0.044675	0.045147	0.546000	0.271823	0.191258	1.098903	0.884800	0.219000	1.103800
2006-07	0.040760	0.041131	0.509500	0.255250	0.171346	1.017987	0.811200	0.203400	1.014600
2005-06	0.040479	0.040150	0.511500	0.251793	0.171697	1.015619	0.804953	0.202789	1.007742
2004-05	0.040046	0.040122	0.500531	0.252250	0.169688	1.002637	0.813474	0.204005	1.017479
2003-04	0.040400	0.040841	0.509509	0.256715	0.174247	1.021712	0.813536	0.204022	1.017558
2002-03	0.041560	0.041480	0.516389	0.260250	0.174393	1.034072	0.849921	0.206936	1.056857
2001-02	0.041360	0.041034	0.519500	0.261000	0.175270	1.038164	0.813536	0.203186	1.016722
2000-01	0.040600	0.040680	0.504500	0.251250	0.173233	1.010263	0.811179	0.204813	1.015991
1999-00	0.042139	0.042268	0.533668	0.266212	0.177591	1.061879	0.842724	0.209067	1.051791
1998-99	0.041087	0.041304	0.509128	0.257642	0.172720	1.021882	0.823640	0.206789	1.030429
1997-98	0.041000	0.040667	0.508000	0.251195	0.173186	1.014048	0.805600	0.196183	1.001783
1996-97	0.041480	0.042248	0.522796	0.262638	0.176120	1.045282	0.791085	0.200164	0.991248
1995-96	0.040349	0.039960	0.500464	0.253690	0.170989	1.005453	0.841635	0.204230	1.045865
1994-95	0.040200	0.040280	0.509045	0.259086	0.170510	1.019121	0.859215	0.209769	1.068984
1993-94	0.040366	0.040360	0.504951	0.253250	0.171530	1.010456	0.777014	0.198589	0.975604
1992-93	0.040409	0.040920	0.513000	0.253714	0.171724	1.019767	0.808779	0.202393	1.011172
1991-92	0.040480	0.040165	0.504496	0.254478	0.171063	1.010681	0.822479	0.204813	1.027291
1990-91	0.042910	0.042343	0.524279	0.259340	0.187429	1.056301	0.837353	0.212189	1.049542

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
LAS VEGAS

NET COMPOSITE IMPROVEMENT FACTORS

	COMMERCIAL			RESIDENTIAL			
FISCAL YEAR	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	NET FACTOR
2026-27	1.001982	0.3148643	0.315489	1.000995	0.6851357	0.685817	1.001306
2025-26	0.994732	0.3148643	0.313206	0.999400	0.6851357	0.684725	0.997930
2024-25	1.167683	0.3183909	0.371780	1.039400	0.6816091	0.708465	1.080244
2023-24	1.115434	0.3264366	0.364118	0.998701	0.6735634	0.672688	1.036807
2022-23	1.045262	0.3260412	0.340798	1.052753	0.6739588	0.709512	1.050311
2021-22	1.030519	0.3359508	0.346204	1.019051	0.6640492	0.676700	1.022903
2020-21	1.045284	0.3394575	0.354829	1.040921	0.6605425	0.687572	1.042402
2019-20	1.047000	0.3299095	0.345415	1.045885	0.6700905	0.700838	1.046253
2018-19	0.994156	0.3240443	0.322151	1.013782	0.6759557	0.685272	1.007423
2017-18	1.023731	0.3516666	0.360012	1.021843	0.6483334	0.662495	1.022507
2016-17	1.024230	0.3688301	0.377767	1.014772	0.6311699	0.640493	1.018260
2015-16	1.031426	0.3732618	0.384992	0.997556	0.6267382	0.625207	1.010198
2014-15	1.028130	0.3224632	0.331534	1.015726	0.6775368	0.688191	1.019725
2013-14	1.030876	0.3224632	0.332420	1.018154	0.6775368	0.689837	1.022257
2012-13	1.053657	0.3423344	0.360703	1.070175	0.6576656	0.703817	1.064520
2011-12	0.949726	0.3423344	0.325124	0.980098	0.6576656	0.644577	0.969701
2010-11	1.082670	0.3423344	0.370635	1.049243	0.6576656	0.690051	1.060686
2009-10	1.035553	0.3423344	0.354505	1.039617	0.6576656	0.683720	1.038226
2008-09	1.069171	0.3423344	0.366014	1.045449	0.6576656	0.687556	1.053570
2007-08	1.098903	0.3423344	0.376192	1.103800	0.6576656	0.725931	1.102124
2006-07	1.017987	0.3423344	0.348492	1.014600	0.6576656	0.667267	1.015759
2005-06	1.015619	0.3423344	0.347681	1.007742	0.6576656	0.662757	1.010439
2004-05	1.002637	0.3423344	0.343237	1.017479	0.6576656	0.669161	1.012398
2003-04	1.021712	0.3423344	0.349767	1.017558	0.6576656	0.669213	1.018980
2002-03	1.034072	0.3423344	0.353999	1.056857	0.6576656	0.695059	1.049057
2001-02	1.038164	0.3423344	0.355399	1.016722	0.6576656	0.668663	1.024062
2000-01	1.010263	0.3423344	0.345848	1.015991	0.6576656	0.668182	1.014030
1999-00	1.061879	0.3423344	0.363518	1.051791	0.6576656	0.691727	1.055244
1998-99	1.021882	0.3423344	0.349825	1.030429	0.6576656	0.677678	1.027503
1997-98	1.014048	0.3423344	0.347144	1.001783	0.6576656	0.658839	1.005982
1996-97	1.045282	0.3423344	0.357836	0.991248	0.6576656	0.651910	1.009746
1995-96	1.005453	0.3423344	0.344201	1.045865	0.6576656	0.687830	1.032031
1994-95	1.019121	0.3423344	0.348880	1.068984	0.6576656	0.703034	1.051914
1993-94	1.010456	0.3423344	0.345914	0.975604	0.6576656	0.641621	0.987535
1992-93	1.019767	0.3423344	0.349101	1.011172	0.6576656	0.665013	1.014114
1991-92	1.010681	0.3423344	0.345991	1.027291	0.6576656	0.675614	1.021605
1990-91	1.056301	0.3423344	0.361608	1.049542	0.6576656	0.690248	1.051856

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
LINCOLN COUNTY

MARSHALL & SWIFT LOCAL MULTIPLIERS

	COMMERCIAL 99-8					RESIDENTIAL F-7	
M&S MANUAL YEAR	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
2025	0.99	1.04	1.05	1.06	1.04	1.05	1.03
2024	0.99	1.04	1.05	1.05	1.02	1.04	1.04
2023	0.99	1.04	1.05	1.05	1.03	1.05	1.05
2022	0.98	1.02	1.03	1.04	1.02	1.05	1.04
2021	1.03	1.04	1.06	1.07	1.05	1.09	1.07
2020	1.03	1.03	1.05	1.05	1.03	1.06	1.04
2019	1.01	1.01	1.03	1.03	1.02	1.04	1.03
2018	1.02	1.01	1.04	1.04	1.02	1.05	1.04
2017	1.02	1.01	1.04	1.04	1.02	1.04	1.04
2016	1.02	1.02	1.04	1.04	1.02	1.04	1.04
2015	1.01	1.01	1.04	1.04	1.01	1.04	1.04
2014	1.01	1.01	1.04	1.04	1.01	1.04	1.04
2013	1.02	1.02	1.05	1.04	1.02	1.05	1.05
2012	1.02	1.02	1.06	1.06	1.02	1.04	1.04
2011	1.02	1.03	1.06	1.05	1.02	1.05	1.06
2010	1.01	1.02	1.05	1.05	1.00	1.03	1.04
2009	1.03	1.04	1.06	1.05	1.02	1.05	1.06
2008	1.00	1.01	1.02	1.02	0.99	1.02	1.02
2007	0.99	1.01	1.02	1.02	0.98	1.03	1.03
2006	1.02	1.04	1.04	1.03	1.01	1.04	1.04
2005	1.01	1.02	1.04	1.04	1.01	1.04	1.04
2004	1.01	1.01	1.04	1.04	1.01	1.04	1.04
2003	1.02	1.03	1.04	1.06	1.03	1.06	1.05
2002	1.03	1.04	1.05	1.06	1.03	1.05	1.04
2001	1.03	1.03	1.04	1.04	1.01	1.04	1.03
2000	1.03	1.03	1.05	1.04	1.02	1.03	1.04
1999	1.03	1.04	1.05	1.04	1.02	1.04	1.05
1998	1.03	1.04	1.05	1.04	1.01	1.03	1.04
1997	1.01	1.02	1.02	1.02	0.99	1.02	1.03
1996	1.00	1.00	1.01	1.00	0.99	1.00	1.00
1995	1.00	1.01	1.01	1.01	1.00	1.00	1.01
1994	1.00	0.99	1.00	1.00	1.00	1.02	1.02
1993	1.03	1.03	1.04	1.04	1.03	1.04	1.05
1992	1.03	1.03	1.03	1.02	1.03	1.00	1.02
1991	1.03	1.03	1.03	1.02	1.02	1.02	1.03
1990	1.03	1.03	1.03	1.02	1.02	1.02	1.03
1989	1.03	1.03	1.03	1.02	1.02	1.02	1.03

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
LINCOLN COUNTY

MARSHALL & SWIFT COMPARATIVE COST MULTIPLIER -- SOUTHWEST AVERAGE

	COMMERCIAL 98-5					RESIDENTIAL F-12 3rd QTR	
M&S MANUAL YEAR	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
2025	1.004	1.002	1.000	1.001	1.002	1.003	1.002
2024	1.005	0.999	1.000	0.999	1.000	0.999	1.001
2023	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2022	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2021	1.018	1.029	1.037	1.040	1.036	1.025	1.029
2020	1.003	1.007	1.006	1.006	1.006	1.001	1.002
2019	1.064	1.039	1.052	1.054	1.063	1.050	1.051
2018	1.035	1.036	1.048	1.048	1.048	1.040	1.042
2017	0.997	1.007	1.009	1.004	1.002	1.015	1.018
2016	1.002	1.018	1.018	1.012	1.009	1.014	1.017
2015	1.023	1.025	1.025	1.027	1.018	1.021	1.026
2014	1.028	1.034	1.040	1.049	1.021	1.007	1.004
2013	1.031	1.033	1.037	1.047	1.026	1.007	1.006
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
2010	0.942	0.945	0.964	0.966	0.936	0.999	0.992
2009	1.080	1.066	1.046	1.025	1.084	1.023	1.007
2008	1.042	1.042	1.036	1.025	1.035	1.051	1.041
2007	1.087	1.085	1.090	1.087	1.088	1.055	1.054
2006	1.107	1.109	1.092	1.097	1.115	1.106	1.095
2005	1.019	1.019	1.019	1.021	1.017	1.014	1.017
2004	1.021	1.022	1.023	1.025	1.019	1.024	1.023
2003	1.010	1.012	1.010	1.009	1.007	1.008	1.011
2002	1.010	1.012	1.010	1.009	1.007	1.008	1.011
2001	1.039	1.037	1.042	1.041	1.035	1.053	1.044
2000	1.034	1.035	1.039	1.044	1.031	1.026	1.025
1999	1.015	1.017	1.009	1.005	1.010	1.005	1.015
1998	1.035	1.038	1.039	1.046	1.026	1.044	1.036
1997	1.018	1.014	1.009	1.012	1.016	1.011	1.006
1996	1.025	1.026	1.016	1.014	1.028	1.007	0.990
1995	1.037	1.037	1.036	1.041	1.036	1.007	1.010
1994	1.036	1.036	1.038	1.052	1.033	1.071	1.049
1993	1.005	1.007	1.009	1.018	1.003	1.036	1.021
1992	1.018	1.018	1.019	1.013	1.009	0.998	1.011
1991	1.019	1.023	1.026	1.024	1.019	1.020	1.021
1990	1.012	1.013	1.018	1.027	1.015	1.019	1.015
1989	1.045	1.040	1.030	1.019	1.055	1.028	1.042

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
LINCOLN COUNTY

WEIGHTED COMPOSITE CONSTRUCTION TYPE MULTIPLIER

	COMMERCIAL						RESIDENTIAL		
FISCAL YEAR	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
2026-27	0.040160	0.040080	0.500000	0.252633	0.173680	1.006553	0.810115	0.198473	1.008588
2025-26	0.040200	0.039960	0.500000	0.249750	0.168350	0.998260	0.791589	0.198293	0.989882
2024-25	0.048247	0.046168	0.581068	0.290264	0.200678	1.166426	0.831200	0.210202	1.041402
2023-24	0.045442	0.044409	0.553868	0.279439	0.193052	1.116210	0.800697	0.202363	1.003060
2022-23	0.040720	0.041560	0.523438	0.264952	0.179540	1.050210	0.843208	0.211737	1.054944
2021-22	0.040914	0.041078	0.512767	0.256383	0.172697	1.023839	0.816200	0.202346	1.018546
2020-21	0.042143	0.041560	0.520942	0.260966	0.180710	1.046321	0.832000	0.208179	1.040179
2019-20	0.041400	0.041440	0.524000	0.262000	0.178160	1.047000	0.840000	0.208400	1.048400
2018-19	0.039880	0.039885	0.504500	0.251000	0.170340	1.005605	0.812000	0.203600	1.015600
2017-18	0.040477	0.041123	0.509000	0.253000	0.173228	1.016828	0.811200	0.203400	1.014600
2016-17	0.040920	0.041000	0.512500	0.256750	0.173060	1.024230	0.816800	0.205200	1.022000
2015-16	0.040717	0.040955	0.515048	0.262250	0.171868	1.030837	0.797928	0.198888	0.996815
2014-15	0.041240	0.041320	0.513608	0.256811	0.174420	1.027400	0.813346	0.203135	1.016481
2013-14	0.041520	0.040958	0.514000	0.258438	0.176120	1.031037	0.813775	0.203487	1.017262
2012-13	0.041931	0.042008	0.528486	0.263750	0.178255	1.054430	0.855495	0.216281	1.071776
2011-12	0.036948	0.037073	0.477453	0.241500	0.156000	0.948974	0.783977	0.194657	0.978634
2010-11	0.044496	0.043907	0.543510	0.263787	0.189864	1.085563	0.842471	0.209298	1.051769
2009-10	0.042101	0.041680	0.518000	0.256250	0.177745	1.035776	0.832637	0.206179	1.038816
2008-09	0.042201	0.042148	0.534519	0.269112	0.179466	1.067446	0.835885	0.208773	1.044658
2007-08	0.044718	0.045218	0.546000	0.271613	0.189550	1.097099	0.884800	0.219000	1.103800
2006-07	0.040760	0.041164	0.509500	0.255250	0.172890	1.019564	0.811200	0.203400	1.014600
2005-06	0.040440	0.040086	0.511500	0.251415	0.169866	1.013307	0.803743	0.202651	1.006395
2004-05	0.040008	0.040091	0.500190	0.252250	0.171190	1.003729	0.814080	0.204144	1.018224
2003-04	0.040400	0.040873	0.509856	0.257101	0.174580	1.022810	0.814154	0.204163	1.018317
2002-03	0.041560	0.041480	0.516038	0.260250	0.174225	1.033553	0.850579	0.206792	1.057371
2001-02	0.041360	0.041002	0.519500	0.261000	0.175270	1.038132	0.812908	0.203048	1.015955
2000-01	0.040600	0.040680	0.504500	0.251250	0.173400	1.010430	0.811806	0.204952	1.016758
1999-00	0.042220	0.042334	0.534779	0.266627	0.177944	1.063904	0.843388	0.209212	1.052600
1998-99	0.041127	0.041371	0.509495	0.258060	0.172720	1.022773	0.824976	0.207236	1.032212
1997-98	0.041000	0.040634	0.508000	0.250990	0.173012	1.013636	0.805600	0.196040	1.001640
1996-97	0.041480	0.042318	0.523180	0.262853	0.176120	1.045950	0.789804	0.200020	0.989824
1995-96	0.040233	0.039831	0.499038	0.252885	0.170495	1.002482	0.840323	0.203806	1.044129
1994-95	0.040200	0.040280	0.509398	0.259490	0.170510	1.019878	0.861952	0.210206	1.072158
1993-94	0.040720	0.040720	0.509500	0.253250	0.173212	1.017402	0.782745	0.200237	0.982982
1992-93	0.040760	0.040920	0.513000	0.256000	0.173230	1.023910	0.816000	0.204200	1.020200
1991-92	0.040480	0.040520	0.509000	0.256750	0.172550	1.019300	0.815200	0.203000	1.018200
1990-91	0.041800	0.041600	0.520049	0.257272	0.181126	1.041847	0.838848	0.210443	1.049291

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
LINCOLN COUNTY

NET COMPOSITE IMPROVEMENT FACTORS

	COMMERCIAL			RESIDENTIAL			
FISCAL YEAR	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	NET FACTOR
2026-27	1.006553	0.4540273	0.457003	1.008588	0.5459727	0.550662	1.007664
2025-26	0.998260	0.4540273	0.453237	0.989882	0.5459727	0.540449	0.993686
2024-25	1.166426	0.4026902	0.469708	1.041402	0.5973098	0.622040	1.091748
2023-24	1.116210	0.4128644	0.460843	1.003060	0.5871356	0.588932	1.049776
2022-23	1.050210	0.4220537	0.443245	1.054944	0.5779463	0.609701	1.052946
2021-22	1.023839	0.4278389	0.438038	1.018546	0.5721611	0.582772	1.020810
2020-21	1.046321	0.4214326	0.440954	1.040179	0.5785674	0.601814	1.042768
2019-20	1.047000	0.4198868	0.439622	1.048400	0.5801132	0.608191	1.047812
2018-19	1.005605	0.4279080	0.430307	1.015600	0.5720920	0.581017	1.011323
2017-18	1.016828	0.4516953	0.459297	1.014600	0.5483047	0.556310	1.015607
2016-17	1.024230	0.3870410	0.396419	1.022000	0.6129590	0.626444	1.022863
2015-16	1.030837	0.3826976	0.394499	0.996815	0.6173024	0.615336	1.009835
2014-15	1.027400	0.3895197	0.400192	1.016481	0.6104803	0.620541	1.020734
2013-14	1.031037	0.3895197	0.401609	1.017262	0.6104803	0.621018	1.022627
2012-13	1.054430	0.3876637	0.408764	1.071776	0.6123363	0.656287	1.065051
2011-12	0.948974	0.3876637	0.367883	0.978634	0.6123363	0.599253	0.967136
2010-11	1.085563	0.3876637	0.420834	1.051769	0.6123363	0.644036	1.064870
2009-10	1.035776	0.3876637	0.401533	1.038816	0.6123363	0.636104	1.037637
2008-09	1.067446	0.3876637	0.413810	1.044658	0.6123363	0.639682	1.053492
2007-08	1.097099	0.3876637	0.425305	1.103800	0.6123363	0.675897	1.101202
2006-07	1.019564	0.3876637	0.395248	1.014600	0.6123363	0.621276	1.016524
2005-06	1.013307	0.3876637	0.392822	1.006395	0.6123363	0.616252	1.009075
2004-05	1.003729	0.3876637	0.389109	1.018224	0.6123363	0.623496	1.012605
2003-04	1.022810	0.3876637	0.396506	1.018317	0.6123363	0.623552	1.020059
2002-03	1.033553	0.3876637	0.400671	1.057371	0.6123363	0.647467	1.048138
2001-02	1.038132	0.3876637	0.402446	1.015955	0.6123363	0.622106	1.024552
2000-01	1.010430	0.3876637	0.391707	1.016758	0.6123363	0.622598	1.014305
1999-00	1.063904	0.3876637	0.412437	1.052600	0.6123363	0.644545	1.056982
1998-99	1.022773	0.3876637	0.396492	1.032212	0.6123363	0.632061	1.028553
1997-98	1.013636	0.3876637	0.392950	1.001640	0.6123363	0.613340	1.006290
1996-97	1.045950	0.3876637	0.405477	0.989824	0.6123363	0.606105	1.011582
1995-96	1.002482	0.3876637	0.388626	1.044129	0.6123363	0.639358	1.027984
1994-95	1.019878	0.3876637	0.395370	1.072158	0.6123363	0.656521	1.051891
1993-94	1.017402	0.3876637	0.394410	0.982982	0.6123363	0.601916	0.996325
1992-93	1.023910	0.3876637	0.396933	1.020200	0.6123363	0.624705	1.021638
1991-92	1.019300	0.3876637	0.395146	1.018200	0.6123363	0.623481	1.018626
1990-91	1.041847	0.3876637	0.403886	1.049291	0.6123363	0.642519	1.046405

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
NYE COUNTY

MARSHALL & SWIFT LOCAL MULTIPLIERS

	COMMERCIAL 99-8					RESIDENTIAL F-7	
M&S MANUAL YEAR	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
2025	0.92	0.92	0.90	0.87	0.94	0.88	0.90
2024	0.93	0.93	0.91	0.87	0.94	0.88	0.91
2023	0.94	0.92	0.91	0.87	0.94	0.88	0.91
2022	0.94	0.92	0.90	0.87	0.94	0.88	0.91
2021	0.96	0.94	0.92	0.89	0.96	0.90	0.93
2020	0.96	0.94	0.92	0.89	0.96	0.90	0.92
2019	0.95	0.93	0.91	0.88	0.95	0.89	0.91
2018	0.96	0.92	0.91	0.88	0.95	0.89	0.91
2017	0.95	0.92	0.91	0.88	0.95	0.88	0.91
2016	0.95	0.92	0.91	0.88	0.94	0.88	0.91
2015	0.94	0.91	0.90	0.87	0.93	0.87	0.90
2014	0.94	0.92	0.91	0.88	0.93	0.88	0.91
2013	0.95	0.93	0.91	0.88	0.94	0.89	0.92
2012	0.96	0.93	0.92	0.89	0.95	0.89	0.91
2011	0.96	0.93	0.92	0.88	0.94	0.89	0.93
2010	0.92	0.90	0.90	0.87	0.91	0.87	0.90
2009	0.96	0.93	0.92	0.88	0.95	0.87	0.90
2008	0.94	0.93	0.92	0.88	0.93	0.88	0.92
2007	0.97	0.95	0.93	0.89	0.96	0.88	0.92
2006	0.97	0.95	0.93	0.89	0.96	0.90	0.93
2005	0.98	0.95	0.95	0.92	0.98	0.92	0.95
2004	0.96	0.95	0.93	0.89	0.95	0.89	0.93
2003	0.96	0.95	0.94	0.91	0.97	0.91	0.94
2002	0.96	0.94	0.93	0.91	0.95	0.90	0.93
2001	0.96	0.95	0.94	0.91	0.96	0.92	0.95
2000	0.97	0.96	0.98	0.93	0.96	0.93	0.97
1999	0.99	0.99	1.00	0.95	0.98	0.95	1.00
1998	1.01	1.00	1.01	0.97	0.99	0.96	1.00
1997	1.00	0.99	1.00	0.97	0.97	0.96	0.99
1996	0.98	0.96	0.97	0.94	0.95	0.94	0.96
1995	0.98	0.97	0.97	0.95	0.96	0.95	0.97
1994	1.01	1.00	1.00	0.97	0.99	0.97	1.00
1993	1.02	1.02	1.02	1.00	0.99	1.00	1.02
1992	1.14	1.12	1.11	1.11	1.14	1.09	1.10
1991	1.12	1.09	1.11	1.10	1.11	1.11	1.12
1990	1.13	1.09	1.10	1.09	1.11	1.09	1.10
1989	1.12	1.09	1.09	1.09	1.10	1.08	1.08

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
NYE COUNTY

MARSHALL & SWIFT COMPARATIVE COST MULTIPLIER -- SOUTHWEST AVERAGE

	COMMERCIAL 98-5					RESIDENTIAL F-12 3rd QTR	
M&S MANUAL YEAR	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
2025	1.004	1.002	1.000	1.001	1.002	1.003	1.002
2024	1.005	0.999	1.000	0.999	1.000	0.999	1.001
2023	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2022	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2021	1.018	1.029	1.037	1.040	1.036	1.025	1.029
2020	1.003	1.007	1.006	1.006	1.006	1.001	1.002
2019	1.064	1.039	1.052	1.054	1.063	1.050	1.051
2018	1.035	1.036	1.048	1.048	1.048	1.040	1.042
2017	0.997	1.007	1.009	1.004	1.002	1.015	1.018
2016	1.002	1.018	1.018	1.012	1.009	1.014	1.017
2015	1.023	1.025	1.025	1.027	1.018	1.021	1.026
2014	1.028	1.034	1.040	1.049	1.021	1.007	1.004
2013	1.031	1.033	1.037	1.047	1.026	1.007	1.006
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
2010	0.942	0.945	0.964	0.966	0.936	0.999	0.992
2009	1.080	1.066	1.046	1.025	1.084	1.023	1.007
2008	1.042	1.042	1.036	1.025	1.035	1.051	1.041
2007	1.087	1.085	1.090	1.087	1.088	1.055	1.054
2006	1.107	1.109	1.092	1.097	1.115	1.106	1.095
2005	1.019	1.019	1.019	1.021	1.017	1.014	1.017
2004	1.021	1.022	1.023	1.025	1.019	1.024	1.023
2003	1.010	1.012	1.010	1.009	1.007	1.008	1.011
2002	1.010	1.012	1.010	1.009	1.007	1.008	1.011
2001	1.039	1.037	1.042	1.041	1.035	1.053	1.044
2000	1.034	1.035	1.039	1.044	1.031	1.026	1.025
1999	1.015	1.017	1.009	1.005	1.010	1.005	1.015
1998	1.035	1.038	1.039	1.046	1.026	1.044	1.036
1997	1.018	1.014	1.009	1.012	1.016	1.011	1.006
1996	1.025	1.026	1.016	1.014	1.028	1.007	0.990
1995	1.037	1.037	1.036	1.041	1.036	1.007	1.010
1994	1.036	1.036	1.038	1.052	1.033	1.071	1.049
1993	1.005	1.007	1.009	1.018	1.003	1.036	1.021
1992	1.018	1.018	1.019	1.013	1.009	0.998	1.011
1991	1.019	1.023	1.026	1.024	1.019	1.020	1.021
1990	1.012	1.013	1.018	1.027	1.015	1.019	1.015
1989	1.045	1.040	1.030	1.019	1.055	1.028	1.042

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
NYE COUNTY

WEIGHTED COMPOSITE CONSTRUCTION TYPE MULTIPLIER

	COMMERCIAL						RESIDENTIAL		
FISCAL YEAR	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
2026-27	0.039728	0.039649	0.494505	0.250250	0.170340	0.994473	0.802400	0.198198	1.000598
2025-26	0.039772	0.040394	0.500000	0.249750	0.170000	0.999917	0.799200	0.200200	0.999400
2024-25	0.047760	0.045280	0.576333	0.287500	0.198730	1.155603	0.831200	0.208200	1.039400
2023-24	0.046765	0.044317	0.557609	0.281039	0.194590	1.124319	0.812729	0.203723	1.016451
2022-23	0.040720	0.041160	0.518500	0.260000	0.176120	1.036500	0.820000	0.208037	1.028037
2021-22	0.040542	0.040713	0.508527	0.254358	0.172820	1.016961	0.809798	0.202602	1.012400
2020-21	0.042117	0.042012	0.526000	0.263500	0.180710	1.054338	0.840000	0.210200	1.050200
2019-20	0.041836	0.041440	0.524000	0.262000	0.178160	1.047436	0.841455	0.208400	1.049855
2018-19	0.039880	0.040280	0.504500	0.251000	0.172152	1.007812	0.812000	0.203600	1.015600
2017-18	0.040506	0.041167	0.514656	0.255908	0.173374	1.025612	0.820524	0.205660	1.026184
2016-17	0.040920	0.040554	0.506868	0.253832	0.173060	1.015235	0.807518	0.202945	1.010463
2015-16	0.040687	0.040915	0.520000	0.262250	0.171724	1.035576	0.796548	0.198617	0.995166
2014-15	0.040810	0.041320	0.512864	0.258809	0.172584	1.026388	0.805600	0.203411	1.009011
2013-14	0.041520	0.041360	0.514000	0.258909	0.177994	1.033783	0.821600	0.202940	1.024540
2012-13	0.043325	0.042987	0.535133	0.266782	0.180521	1.068748	0.858492	0.219273	1.077765
2011-12	0.036110	0.036581	0.471522	0.238756	0.152420	0.935388	0.799200	0.198400	0.997600
2010-11	0.044119	0.042640	0.523000	0.256250	0.188243	1.054252	0.809100	0.197022	1.006122
2009-10	0.040391	0.040803	0.512430	0.253371	0.170452	1.017446	0.840800	0.208200	1.049000
2008-09	0.043480	0.043400	0.545000	0.271750	0.184960	1.088590	0.825244	0.208533	1.033778
2007-08	0.043828	0.044348	0.534505	0.265307	0.185682	1.073670	0.865565	0.214389	1.079955
2006-07	0.041609	0.040760	0.520457	0.263854	0.178350	1.045030	0.838544	0.207774	1.046318
2005-06	0.040840	0.040880	0.506059	0.250618	0.169658	1.008055	0.801196	0.202423	1.003619
2004-05	0.040400	0.040911	0.510430	0.252250	0.174794	1.018785	0.815360	0.204374	1.019734
2003-04	0.040400	0.040054	0.499628	0.252250	0.169407	1.001738	0.788870	0.197943	0.986813
2002-03	0.041132	0.041048	0.499735	0.254653	0.175950	1.012517	0.833342	0.204495	1.037837
2001-02	0.040524	0.040145	0.509110	0.255505	0.171693	1.016978	0.803520	0.198850	1.002370
2000-01	0.039796	0.040273	0.499505	0.246070	0.169966	0.995609	0.795625	0.203000	0.998625
1999-00	0.041814	0.041939	0.524695	0.261500	0.178016	1.047965	0.835200	0.209293	1.044493
1998-99	0.041551	0.041828	0.520103	0.261074	0.176356	1.040912	0.826009	0.207488	1.033496
1997-98	0.041000	0.040617	0.508000	0.250832	0.172940	1.013388	0.797120	0.195959	0.993079
1996-97	0.040248	0.040236	0.502460	0.254884	0.170783	1.008611	0.788990	0.195940	0.984930
1995-96	0.041034	0.040627	0.508824	0.255110	0.175610	1.021205	0.831096	0.205686	1.036782
1994-95	0.035968	0.036684	0.463595	0.229279	0.148074	0.913600	0.760367	0.189349	0.949716
1993-94	0.041447	0.041841	0.509500	0.255552	0.176166	1.024506	0.784014	0.198589	0.982604
1992-93	0.040399	0.040920	0.517664	0.258349	0.173230	1.030562	0.830972	0.207913	1.038885
1991-92	0.040841	0.040520	0.513670	0.256750	0.174119	1.025900	0.822748	0.206759	1.029507
1990-91	0.042560	0.041600	0.519769	0.257109	0.182671	1.043709	0.830086	0.208400	1.038486

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
NYE COUNTY

NET COMPOSITE IMPROVEMENT FACTORS

	COMMERCIAL			RESIDENTIAL			
FISCAL YEAR	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	NET FACTOR
2026-27	0.994473	0.1886362	0.187594	1.000598	0.8113638	0.811849	0.999442
2025-26	0.999917	0.1886362	0.188621	0.999400	0.8113638	0.810877	0.999497
2024-25	1.155603	0.1933714	0.223461	1.039400	0.8066286	0.838410	1.061870
2023-24	1.124319	0.1973833	0.221922	1.016451	0.8026167	0.815821	1.037743
2022-23	1.036500	0.2075470	0.215122	1.028037	0.7924530	0.814671	1.029793
2021-22	1.016961	0.2131363	0.216751	1.012400	0.7868637	0.796621	1.013372
2020-21	1.054338	0.2241337	0.236313	1.050200	0.7758663	0.814815	1.051128
2019-20	1.047436	0.2252753	0.235961	1.049855	0.7747247	0.813348	1.049310
2018-19	1.007812	0.2285213	0.230307	1.015600	0.7714787	0.783514	1.013820
2017-18	1.025612	0.2456753	0.251968	1.026184	0.7543247	0.774076	1.026044
2016-17	1.015235	0.2532512	0.257109	1.010463	0.7467488	0.754562	1.011672
2015-16	1.035576	0.2465850	0.255358	0.995166	0.7534150	0.749773	1.005130
2014-15	1.026388	0.2484715	0.255028	1.009011	0.7515285	0.758300	1.013329
2013-14	1.033783	0.2484715	0.256866	1.024540	0.7515285	0.769971	1.026836
2012-13	1.068748	0.2321883	0.248151	1.077765	0.7678117	0.827521	1.075672
2011-12	0.935388	0.2321883	0.217186	0.997600	0.7678117	0.765969	0.983155
2010-11	1.054252	0.2321883	0.244785	1.006122	0.7678117	0.772512	1.017297
2009-10	1.017446	0.2321883	0.236239	1.049000	0.7678117	0.805435	1.041674
2008-09	1.088590	0.2321883	0.252758	1.033778	0.7678117	0.793747	1.046505
2007-08	1.073670	0.2321883	0.249294	1.079955	0.7678117	0.829202	1.078495
2006-07	1.045030	0.2321883	0.242644	1.046318	0.7678117	0.803375	1.046019
2005-06	1.008055	0.2321883	0.234059	1.003619	0.7678117	0.770590	1.004649
2004-05	1.018785	0.2321883	0.236550	1.019734	0.7678117	0.782964	1.019514
2003-04	1.001738	0.2321883	0.232592	0.986813	0.7678117	0.757686	0.990278
2002-03	1.012517	0.2321883	0.235095	1.037837	0.7678117	0.796863	1.031958
2001-02	1.016978	0.2321883	0.236130	1.002370	0.7678117	0.769631	1.005762
2000-01	0.995609	0.2321883	0.231169	0.998625	0.7678117	0.766756	0.997925
1999-00	1.047965	0.2321883	0.243325	1.044493	0.7678117	0.801974	1.045299
1998-99	1.040912	0.2321883	0.241688	1.033496	0.7678117	0.793530	1.035218
1997-98	1.013388	0.2321883	0.235297	0.993079	0.7678117	0.762498	0.997794
1996-97	1.008611	0.2321883	0.234188	0.984930	0.7678117	0.756241	0.990428
1995-96	1.021205	0.2321883	0.237112	1.036782	0.7678117	0.796054	1.033165
1994-95	0.913600	0.2321883	0.212127	0.949716	0.7678117	0.729203	0.941330
1993-94	1.024506	0.2321883	0.237878	0.982604	0.7678117	0.754455	0.992333
1992-93	1.030562	0.2321883	0.239284	1.038885	0.7678117	0.797668	1.036953
1991-92	1.025900	0.2321883	0.238202	1.029507	0.7678117	0.790468	1.028670
1990-91	1.043709	0.2321883	0.242337	1.038486	0.7678117	0.797362	1.039699

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
RENO - SPARKS

MARSHALL & SWIFT LOCAL MULTIPLIERS

	COMMERCIAL 99-8					RESIDENTIAL F-7	
M&S MANUAL YEAR	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
2025	1.11	1.11	1.09	1.07	1.15	1.08	1.09
2024	1.12	1.11	1.09	1.07	1.14	1.08	1.10
2023	1.11	1.10	1.08	1.06	1.13	1.08	1.11
2022	1.10	1.09	1.09	1.05	1.12	1.09	1.10
2021	1.09	1.05	1.02	0.99	1.06	1.01	1.05
2020	1.12	1.07	1.07	1.04	1.10	1.05	1.09
2019	1.10	1.07	1.07	1.05	1.11	1.05	1.08
2018	1.11	1.06	1.07	1.04	1.10	1.05	1.08
2017	1.11	1.06	1.05	1.04	1.10	1.04	1.05
2016	1.10	1.06	1.05	1.04	1.10	1.03	1.04
2015	1.09	1.05	1.04	1.03	1.08	1.03	1.04
2014	1.08	1.06	1.06	1.04	1.08	1.05	1.06
2013	1.09	1.07	1.05	1.05	1.09	1.06	1.06
2012	1.10	1.07	1.06	1.05	1.10	1.06	1.05
2011	1.10	1.07	1.06	1.05	1.09	1.06	1.07
2010	1.06	1.04	1.04	1.03	1.05	1.03	1.04
2009	1.10	1.07	1.07	1.05	1.09	1.03	1.05
2008	1.08	1.07	1.07	1.05	1.07	1.05	1.07
2007	1.11	1.09	1.07	1.06	1.10	1.05	1.06
2006	1.11	1.09	1.08	1.06	1.10	1.07	1.07
2005	1.13	1.09	1.09	1.09	1.12	1.09	1.09
2004	1.10	1.09	1.07	1.06	1.09	1.06	1.08
2003	1.10	1.09	1.08	1.08	1.11	1.08	1.08
2002	1.10	1.08	1.07	1.08	1.09	1.07	1.07
2001	1.10	1.09	1.08	1.08	1.10	1.09	1.09
2000	1.12	1.11	1.13	1.10	1.10	1.10	1.12
1999	1.14	1.14	1.15	1.13	1.12	1.13	1.15
1998	1.16	1.15	1.16	1.15	1.13	1.14	1.15
1997	1.15	1.14	1.15	1.15	1.11	1.14	1.14
1996	1.14	1.12	1.13	1.10	1.11	1.10	1.13
1995	1.13	1.12	1.12	1.11	1.11	1.12	1.13
1994	1.14	1.13	1.13	1.11	1.14	1.11	1.13
1993	1.12	1.11	1.10	1.09	1.12	1.11	1.11
1992	1.12	1.11	1.10	1.10	1.12	1.10	1.10
1991	1.12	1.11	1.09	1.08	1.10	1.10	1.11
1990	1.13	1.11	1.09	1.08	1.14	1.09	1.10
1989	1.14	1.12	1.10	1.10	1.10	1.09	1.09

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
RENO - SPARKS

MARSHALL & SWIFT COMPARATIVE COST MULTIPLIER -- SOUTHWEST AVERAGE

	COMMERCIAL 98-5					RESIDENTIAL F-12 3rd QTR	
M&S MANUAL YEAR	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
2025	1.004	1.002	1.000	1.001	1.002	1.003	1.002
2024	1.005	0.999	1.000	0.999	1.000	0.999	1.001
2023	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2022	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2021	1.018	1.029	1.037	1.040	1.036	1.025	1.029
2020	1.003	1.007	1.006	1.006	1.006	1.001	1.002
2019	1.064	1.039	1.052	1.054	1.063	1.050	1.051
2018	1.035	1.036	1.048	1.048	1.048	1.040	1.042
2017	0.997	1.007	1.009	1.004	1.002	1.015	1.018
2016	1.002	1.018	1.018	1.012	1.009	1.014	1.017
2015	1.023	1.025	1.025	1.027	1.018	1.021	1.026
2014	1.028	1.034	1.040	1.049	1.021	1.007	1.004
2013	1.031	1.033	1.037	1.047	1.026	1.007	1.006
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
2010	0.942	0.945	0.964	0.966	0.936	0.999	0.992
2009	1.080	1.066	1.046	1.025	1.084	1.023	1.007
2008	1.042	1.042	1.036	1.025	1.035	1.051	1.041
2007	1.087	1.085	1.090	1.087	1.088	1.055	1.054
2006	1.107	1.109	1.092	1.097	1.115	1.106	1.095
2005	1.019	1.019	1.019	1.021	1.017	1.014	1.017
2004	1.021	1.022	1.023	1.025	1.019	1.024	1.023
2003	1.010	1.012	1.010	1.009	1.007	1.008	1.011
2002	1.010	1.012	1.010	1.009	1.007	1.008	1.011
2001	1.039	1.037	1.042	1.041	1.035	1.053	1.044
2000	1.034	1.035	1.039	1.044	1.031	1.026	1.025
1999	1.015	1.017	1.009	1.005	1.010	1.005	1.015
1998	1.035	1.038	1.039	1.046	1.026	1.044	1.036
1997	1.018	1.014	1.009	1.012	1.016	1.011	1.006
1996	1.025	1.026	1.016	1.014	1.028	1.007	0.990
1995	1.037	1.037	1.036	1.041	1.036	1.007	1.010
1994	1.036	1.036	1.038	1.052	1.033	1.071	1.049
1993	1.005	1.007	1.009	1.018	1.003	1.036	1.021
1992	1.018	1.018	1.019	1.013	1.009	0.998	1.011
1991	1.019	1.023	1.026	1.024	1.019	1.020	1.021
1990	1.012	1.013	1.018	1.027	1.015	1.019	1.015
1989	1.045	1.040	1.030	1.019	1.055	1.028	1.042

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
RENO - SPARKS

WEIGHTED COMPOSITE CONSTRUCTION TYPE MULTIPLIER

	COMMERCIAL						RESIDENTIAL		
FISCAL YEAR	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
2026-27	0.039801	0.040080	0.500000	0.250250	0.171834	1.001966	0.802400	0.198578	1.000978
2025-26	0.040562	0.040323	0.504630	0.252106	0.171504	1.009126	0.799200	0.198396	0.997596
2024-25	0.048194	0.045695	0.564771	0.290238	0.200504	1.149403	0.823574	0.210093	1.033667
2023-24	0.048198	0.047005	0.609118	0.304924	0.209979	1.219224	0.897038	0.218114	1.115152
2022-23	0.039629	0.040391	0.496592	0.247500	0.169716	0.993827	0.788762	0.199161	0.987923
2021-22	0.040849	0.040280	0.500650	0.249105	0.169479	1.000363	0.800800	0.201328	1.002128
2020-21	0.042177	0.041952	0.528469	0.266034	0.182353	1.060985	0.840000	0.211178	1.051178
2019-20	0.041400	0.041440	0.531486	0.262000	0.178160	1.054486	0.840000	0.213362	1.053362
2018-19	0.040243	0.040280	0.504500	0.251000	0.170340	1.006363	0.819883	0.205558	1.025441
2017-18	0.040448	0.041108	0.513894	0.255456	0.174706	1.025613	0.811200	0.203400	1.014600
2016-17	0.041299	0.040613	0.502830	0.254281	0.173060	1.012084	0.801242	0.201328	1.002570
2015-16	0.040743	0.040973	0.524952	0.259752	0.171978	1.038399	0.798000	0.200800	0.998800
2014-15	0.040865	0.041320	0.513608	0.261750	0.172834	1.030378	0.805600	0.203116	1.008716
2013-14	0.041520	0.041360	0.514000	0.256000	0.177736	1.030616	0.821600	0.203523	1.025123
2012-13	0.043087	0.042800	0.533567	0.268871	0.181418	1.069743	0.863643	0.218321	1.081964
2011-12	0.036310	0.036740	0.468486	0.236900	0.153281	0.931717	0.799200	0.196510	0.995710
2010-11	0.044000	0.042640	0.523000	0.256250	0.187724	1.053614	0.802811	0.197636	1.000447
2009-10	0.040554	0.040915	0.518000	0.253833	0.171151	1.024453	0.840800	0.210164	1.050964
2008-09	0.043480	0.043400	0.539954	0.271750	0.184960	1.083544	0.828224	0.208830	1.037054
2007-08	0.043496	0.044348	0.540991	0.266702	0.186165	1.081702	0.868565	0.214982	1.083547
2006-07	0.041872	0.040760	0.519023	0.262474	0.177648	1.041777	0.834158	0.205283	1.039442
2005-06	0.040840	0.040880	0.506764	0.251505	0.170109	1.010097	0.804030	0.204600	1.008630
2004-05	0.040400	0.040855	0.509720	0.252250	0.174331	1.017556	0.813936	0.204090	1.018026
2003-04	0.040400	0.040109	0.500324	0.252250	0.169634	1.002716	0.791604	0.198490	0.990094
2002-03	0.040818	0.040733	0.497947	0.255518	0.175950	1.010966	0.834742	0.203207	1.037949
2001-02	0.040634	0.040311	0.510465	0.254071	0.172140	1.017621	0.799009	0.199652	0.998661
2000-01	0.039900	0.040326	0.500151	0.246880	0.170181	0.997438	0.796947	0.203000	0.999947
1999-00	0.041760	0.041884	0.524017	0.261500	0.177563	1.046724	0.835200	0.209018	1.044218
1998-99	0.041077	0.041284	0.513429	0.264500	0.172720	1.033011	0.838211	0.202981	1.041191
1997-98	0.041363	0.041040	0.512536	0.251216	0.174760	1.020915	0.791214	0.198000	0.989214
1996-97	0.041116	0.041113	0.513416	0.260250	0.171485	1.027380	0.812858	0.202000	1.014858
1995-96	0.042180	0.042187	0.533155	0.267826	0.178746	1.064093	0.856800	0.213580	1.070380
1994-95	0.040200	0.040280	0.504500	0.252186	0.170510	1.007676	0.836335	0.206056	1.042391
1993-94	0.040720	0.040720	0.514174	0.257940	0.174649	1.028203	0.798400	0.200378	0.998778
1992-93	0.040399	0.040920	0.513000	0.256000	0.167152	1.017471	0.823486	0.206056	1.029543
1991-92	0.040125	0.040158	0.504373	0.252082	0.178825	1.015562	0.815200	0.204862	1.020062
1990-91	0.042546	0.041975	0.519725	0.257087	0.182671	1.044004	0.822400	0.208400	1.030800

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
RENO - SPARKS

NET COMPOSITE IMPROVEMENT FACTORS

	COMMERCIAL			RESIDENTIAL			
FISCAL YEAR	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	NET FACTOR
2026-27	1.001966	0.3006642	0.301255	1.000978	0.6993358	0.700020	1.001275
2025-26	1.009126	0.3006642	0.303408	0.997596	0.6993358	0.697655	1.001063
2024-25	1.149403	0.3075628	0.353514	1.033667	0.6924372	0.715750	1.069263
2023-24	1.219224	0.3137397	0.382519	1.115152	0.6862603	0.765284	1.147803
2022-23	0.993827	0.3018321	0.299969	0.987923	0.6981679	0.689736	0.989705
2021-22	1.000363	0.3016267	0.301736	1.002128	0.6983733	0.699859	1.001595
2020-21	1.060985	0.3042415	0.322796	1.051178	0.6957585	0.731366	1.054161
2019-20	1.054486	0.3053054	0.321940	1.053362	0.6946946	0.731765	1.053705
2018-19	1.006363	0.3157909	0.317800	1.025441	0.6842091	0.701616	1.019416
2017-18	1.025613	0.3318678	0.340368	1.014600	0.6681322	0.677887	1.018255
2016-17	1.012084	0.3457606	0.349939	1.002570	0.6542394	0.655921	1.005860
2015-16	1.038399	0.3508517	0.364324	0.998800	0.6491483	0.648369	1.012693
2014-15	1.030378	0.3554338	0.366231	1.008716	0.6445662	0.650184	1.016416
2013-14	1.030616	0.3601645	0.371191	1.025123	0.6398355	0.655910	1.027102
2012-13	1.069743	0.3528347	0.377442	1.081964	0.6471653	0.700210	1.077652
2011-12	0.931717	0.3528347	0.328742	0.995710	0.6471653	0.644389	0.973131
2010-11	1.053614	0.3528347	0.371752	1.000447	0.6471653	0.647455	1.019206
2009-10	1.024453	0.3528347	0.361462	1.050964	0.6471653	0.680148	1.041610
2008-09	1.083544	0.3528347	0.382312	1.037054	0.6471653	0.671146	1.053457
2007-08	1.081702	0.3528347	0.381662	1.083547	0.6471653	0.701234	1.082896
2006-07	1.041777	0.3528347	0.367575	1.039442	0.6471653	0.672691	1.040266
2005-06	1.010097	0.3528347	0.356397	1.008630	0.6471653	0.652750	1.009147
2004-05	1.017556	0.3528347	0.359029	1.018026	0.6471653	0.658831	1.017860
2003-04	1.002716	0.3528347	0.353793	0.990094	0.6471653	0.640754	0.994547
2002-03	1.010966	0.3528347	0.356704	1.037949	0.6471653	0.671725	1.028428
2001-02	1.017621	0.3528347	0.359052	0.998661	0.6471653	0.646299	1.005351
2000-01	0.997438	0.3528347	0.351931	0.999947	0.6471653	0.647131	0.999062
1999-00	1.046724	0.3528347	0.369321	1.044218	0.6471653	0.675781	1.045102
1998-99	1.033011	0.3528347	0.364482	1.041191	0.6471653	0.673823	1.038305
1997-98	1.020915	0.3528347	0.360214	0.989214	0.6471653	0.640185	1.000399
1996-97	1.027380	0.3528347	0.362495	1.014858	0.6471653	0.656781	1.019276
1995-96	1.064093	0.3528347	0.375449	1.070380	0.6471653	0.692713	1.068162
1994-95	1.007676	0.3528347	0.355543	1.042391	0.6471653	0.674599	1.030142
1993-94	1.028203	0.3528347	0.362786	0.998778	0.6471653	0.646375	1.009160
1992-93	1.017471	0.3528347	0.358999	1.029543	0.6471653	0.666284	1.025283
1991-92	1.015562	0.3528347	0.358326	1.020062	0.6471653	0.660149	1.018475
1990-91	1.044004	0.3528347	0.368361	1.030800	0.6471653	0.667098	1.035459

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
LAKE TAHOE

MARSHALL & SWIFT LOCAL MULTIPLIERS

	COMMERCIAL 99-8					RESIDENTIAL F-7	
M&S MANUAL YEAR	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
2025	1.18	1.19	1.21	1.20	1.22	1.23	1.23
2024	1.19	1.20	1.22	1.20	1.22	1.22	1.24
2023	1.17	1.19	1.21	1.20	1.21	1.21	1.23
2022	1.18	1.20	1.21	1.20	1.21	1.21	1.23
2021	1.23	1.23	1.26	1.26	1.27	1.30	1.31
2020	1.24	1.23	1.21	1.24	1.26	1.27	1.29
2019	1.20	1.21	1.22	1.22	1.23	1.23	1.24
2018	1.22	1.21	1.22	1.22	1.23	1.24	1.25
2017	1.21	1.19	1.21	1.21	1.21	1.22	1.22
2016	1.20	1.20	1.21	1.21	1.22	1.21	1.21
2015	1.20	1.18	1.20	1.20	1.21	1.19	1.19
2014	1.21	1.18	1.19	1.20	1.21	1.21	1.19
2013	1.21	1.19	1.19	1.21	1.21	1.21	1.20
2012	1.23	1.19	1.20	1.21	1.22	1.21	1.19
2011	1.21	1.18	1.19	1.19	1.20	1.20	1.20
2010	1.18	1.15	1.17	1.17	1.16	1.16	1.16
2009	1.21	1.19	1.19	1.20	1.20	1.18	1.18
2008	1.19	1.18	1.19	1.20	1.19	1.20	1.19
2007	1.19	1.17	1.18	1.19	1.19	1.18	1.17
2006	1.19	1.18	1.18	1.18	1.19	1.18	1.18
2005	1.20	1.18	1.18	1.19	1.20	1.19	1.18
2004	1.18	1.17	1.16	1.17	1.18	1.17	1.18
2003	1.17	1.16	1.16	1.17	1.18	1.18	1.16
2002	1.17	1.16	1.16	1.19	1.17	1.18	1.15
2001	1.17	1.16	1.15	1.18	1.17	1.19	1.16
2000	1.19	1.18	1.19	1.20	1.18	1.20	1.18
1999	1.20	1.19	1.20	1.22	1.19	1.22	1.20
1998	1.22	1.21	1.19	1.22	1.20	1.21	1.18
1997	1.22	1.21	1.20	1.22	1.19	1.21	1.19
1996	1.21	1.20	1.18	1.19	1.18	1.19	1.18
1995	1.22	1.21	1.20	1.22	1.19	1.24	1.22
1994	1.24	1.23	1.22	1.22	1.22	1.22	1.22
1993	1.22	1.21	1.20	1.20	1.20	1.22	1.21
1992	1.23	1.22	1.21	1.22	1.21	1.22	1.21
1991	1.23	1.22	1.20	1.20	1.19	1.21	1.21
1990	1.23	1.22	1.21	1.21	1.19	1.21	1.21
1989	1.23	1.22	1.21	1.21	1.19	1.20	1.20

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
LAKE TAHOE

MARSHALL & SWIFT COMPARATIVE COST MULTIPLIER -- SOUTHWEST AVERAGE

	COMMERCIAL 98-5					RESIDENTIAL F-12 3rd QTR	
M&S MANUAL YEAR	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
2025	1.004	1.002	1.000	1.001	1.002	1.003	1.002
2024	1.005	0.999	1.000	0.999	1.000	0.999	1.001
2023	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2022	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2021	1.018	1.029	1.037	1.040	1.036	1.025	1.029
2020	1.003	1.007	1.006	1.006	1.006	1.001	1.002
2019	1.064	1.039	1.052	1.054	1.063	1.050	1.051
2018	1.035	1.036	1.048	1.048	1.048	1.040	1.042
2017	0.997	1.007	1.009	1.004	1.002	1.015	1.018
2016	1.002	1.018	1.018	1.012	1.009	1.014	1.017
2015	1.023	1.025	1.025	1.027	1.018	1.021	1.026
2014	1.028	1.034	1.040	1.049	1.021	1.007	1.004
2013	1.031	1.033	1.037	1.047	1.026	1.007	1.006
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
2010	0.942	0.945	0.964	0.966	0.936	0.999	0.992
2009	1.080	1.066	1.046	1.025	1.084	1.023	1.007
2008	1.042	1.042	1.036	1.025	1.035	1.051	1.041
2007	1.087	1.085	1.090	1.087	1.088	1.055	1.054
2006	1.107	1.109	1.092	1.097	1.115	1.106	1.095
2005	1.019	1.019	1.019	1.021	1.017	1.014	1.017
2004	1.021	1.022	1.023	1.025	1.019	1.024	1.023
2003	1.010	1.012	1.010	1.009	1.007	1.008	1.011
2002	1.010	1.012	1.010	1.009	1.007	1.008	1.011
2001	1.039	1.037	1.042	1.041	1.035	1.053	1.044
2000	1.034	1.035	1.039	1.044	1.031	1.026	1.025
1999	1.015	1.017	1.009	1.005	1.010	1.005	1.015
1998	1.035	1.038	1.039	1.046	1.026	1.044	1.036
1997	1.018	1.014	1.009	1.012	1.016	1.011	1.006
1996	1.025	1.026	1.016	1.014	1.028	1.007	0.990
1995	1.037	1.037	1.036	1.041	1.036	1.007	1.010
1994	1.036	1.036	1.038	1.052	1.033	1.071	1.049
1993	1.005	1.007	1.009	1.018	1.003	1.036	1.021
1992	1.018	1.018	1.019	1.013	1.009	0.998	1.011
1991	1.019	1.023	1.026	1.024	1.019	1.020	1.021
1990	1.012	1.013	1.018	1.027	1.015	1.019	1.015
1989	1.045	1.040	1.030	1.019	1.055	1.028	1.042

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
LAKE TAHOE

WEIGHTED COMPOSITE CONSTRUCTION TYPE MULTIPLIER

	COMMERCIAL						RESIDENTIAL		
FISCAL YEAR	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
2026-27	0.039823	0.039746	0.495902	0.250250	0.170340	0.996060	0.808977	0.198784	1.007761
2025-26	0.040887	0.040296	0.504132	0.249750	0.171405	1.006470	0.805805	0.201828	1.007633
2024-25	0.047355	0.044903	0.570000	0.287500	0.198730	1.148488	0.831200	0.208200	1.039400
2023-24	0.045819	0.044176	0.547381	0.273810	0.189341	1.100526	0.773655	0.195485	0.969141
2022-23	0.040392	0.041160	0.542166	0.264194	0.177518	1.065429	0.839370	0.208991	1.048361
2021-22	0.041457	0.040946	0.496816	0.255623	0.175191	1.010033	0.826842	0.208481	1.035323
2020-21	0.041862	0.041560	0.526000	0.263500	0.180710	1.053632	0.833226	0.208518	1.041744
2019-20	0.041742	0.042136	0.528331	0.264165	0.181105	1.057479	0.845639	0.213525	1.059164
2018-19	0.040212	0.039944	0.504500	0.251000	0.168944	1.004600	0.818711	0.205283	1.023993
2017-18	0.040080	0.041410	0.513242	0.255108	0.172948	1.022788	0.824834	0.206818	1.031652
2016-17	0.040582	0.041000	0.516807	0.256750	0.173060	1.028199	0.803299	0.205200	1.008499
2015-16	0.041120	0.041012	0.520000	0.260083	0.173570	1.035785	0.805600	0.199127	1.004727
2014-15	0.040569	0.041320	0.514179	0.261750	0.172990	1.030809	0.805600	0.202891	1.008491
2013-14	0.042206	0.041711	0.518319	0.260303	0.179055	1.041594	0.828447	0.205672	1.034118
2012-13	0.042576	0.042685	0.532449	0.268259	0.180786	1.066754	0.868138	0.219517	1.087655
2011-12	0.036746	0.036529	0.473899	0.235463	0.153816	0.936453	0.785654	0.195037	0.980692
2010-11	0.043926	0.043001	0.523000	0.256250	0.185829	1.052006	0.804760	0.199708	1.004468
2009-10	0.041680	0.042036	0.522390	0.258403	0.175950	1.040459	0.855051	0.211759	1.066810
2008-09	0.043480	0.043032	0.545000	0.274053	0.184960	1.090525	0.844000	0.209014	1.053014
2007-08	0.043911	0.044348	0.546000	0.271945	0.187970	1.094175	0.877365	0.219000	1.096365
2006-07	0.041451	0.041108	0.518284	0.259613	0.175820	1.036277	0.825067	0.203400	1.028467
2005-06	0.041189	0.041232	0.511500	0.256250	0.173230	1.023401	0.812258	0.208128	1.020385
2004-05	0.040400	0.040480	0.505000	0.248011	0.172653	1.006544	0.806400	0.203958	1.010358
2003-04	0.040400	0.040480	0.509391	0.254388	0.171190	1.015849	0.799624	0.200457	1.000080
2002-03	0.040862	0.040777	0.503487	0.255913	0.174459	1.015497	0.835380	0.205261	1.040641
2001-02	0.041015	0.041052	0.515171	0.256721	0.173797	1.027757	0.807344	0.201583	1.008928
2000-01	0.039934	0.040008	0.508739	0.251250	0.170269	1.010201	0.810645	0.206441	1.017085
1999-00	0.041400	0.041520	0.515171	0.261500	0.175886	1.035477	0.835200	0.205459	1.040659
1998-99	0.041057	0.040898	0.513051	0.259378	0.174184	1.028567	0.822393	0.202905	1.025298
1997-98	0.040664	0.040701	0.499533	0.247266	0.173291	1.001456	0.773116	0.191508	0.964624
1996-97	0.040811	0.040806	0.509508	0.260250	0.171789	1.023164	0.818807	0.202000	1.020807
1995-96	0.042119	0.042125	0.527650	0.267383	0.178537	1.057814	0.856800	0.211534	1.068334
1994-95	0.039873	0.039950	0.500331	0.250328	0.169101	0.999582	0.828800	0.204200	1.033000
1993-94	0.040720	0.040720	0.513746	0.257471	0.174413	1.027070	0.804998	0.202200	1.007198
1992-93	0.040760	0.040920	0.508760	0.253884	0.173230	1.017555	0.816000	0.204200	1.020200
1991-92	0.040480	0.040520	0.509000	0.256750	0.172550	1.019300	0.821993	0.204692	1.026685
1990-91	0.042491	0.041944	0.523655	0.259032	0.182416	1.049537	0.836339	0.210151	1.046490

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
LAKE TAHOE

NET COMPOSITE IMPROVEMENT FACTORS

	COMMERCIAL			RESIDENTIAL			
FISCAL YEAR	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	NET FACTOR
2026-27	0.996060	0.2666509	0.265600	1.007761	0.7333491	0.739041	1.004641
2025-26	1.006470	0.2666509	0.268376	1.007633	0.7333491	0.738946	1.007323
2024-25	1.148488	0.2723422	0.312782	1.039400	0.7276578	0.756328	1.069109
2023-24	1.100526	0.2789199	0.306959	0.969141	0.7210801	0.698828	1.005787
2022-23	1.065429	0.2692381	0.286854	1.048361	0.7307619	0.766102	1.052956
2021-22	1.010033	0.2667492	0.269425	1.035323	0.7332508	0.759151	1.028577
2020-21	1.053632	0.2627836	0.276877	1.041744	0.7372164	0.767991	1.044868
2019-20	1.057479	0.2626000	0.277694	1.059164	0.7374000	0.781027	1.058722
2018-19	1.004600	0.2636000	0.264813	1.023993	0.7364000	0.754069	1.018881
2017-18	1.022788	0.2837722	0.290239	1.031652	0.7162278	0.738898	1.029137
2016-17	1.028199	0.2970122	0.305388	1.008499	0.7029878	0.708963	1.014350
2015-16	1.035785	0.2964551	0.307064	1.004727	0.7035449	0.706870	1.013934
2014-15	1.030809	0.2991112	0.308327	1.008491	0.7008888	0.706840	1.015166
2013-14	1.041594	0.3029486	0.315549	1.034118	0.6970514	0.720834	1.036383
2012-13	1.066754	0.3046903	0.325030	1.087655	0.6953097	0.756257	1.081287
2011-12	0.936453	0.3046903	0.285328	0.980692	0.6953097	0.681884	0.967212
2010-11	1.052006	0.3046903	0.320536	1.004468	0.6953097	0.698416	1.018952
2009-10	1.040459	0.3046903	0.317018	1.066810	0.6953097	0.741763	1.058781
2008-09	1.090525	0.3046903	0.332272	1.053014	0.6953097	0.732171	1.064443
2007-08	1.094175	0.3046903	0.333384	1.096365	0.6953097	0.762313	1.095697
2006-07	1.036277	0.3046903	0.315744	1.028467	0.6953097	0.715103	1.030846
2005-06	1.023401	0.3046903	0.311820	1.020385	0.6953097	0.709484	1.021304
2004-05	1.006544	0.3046903	0.306684	1.010358	0.6953097	0.702512	1.009196
2003-04	1.015849	0.3046903	0.309519	1.000080	0.6953097	0.695366	1.004885
2002-03	1.015497	0.3046903	0.309412	1.040641	0.6953097	0.723568	1.032980
2001-02	1.027757	0.3046903	0.313147	1.008928	0.6953097	0.701517	1.014665
2000-01	1.010201	0.3046903	0.307798	1.017085	0.6953097	0.707189	1.014988
1999-00	1.035477	0.3046903	0.315500	1.040659	0.6953097	0.723580	1.039080
1998-99	1.028567	0.3046903	0.313394	1.025298	0.6953097	0.712900	1.026294
1997-98	1.001456	0.3046903	0.305134	0.964624	0.6953097	0.670713	0.975847
1996-97	1.023164	0.3046903	0.311748	1.020807	0.6953097	0.709777	1.021525
1995-96	1.057814	0.3046903	0.322306	1.068334	0.6953097	0.742823	1.065129
1994-95	0.999582	0.3046903	0.304563	1.033000	0.6953097	0.718255	1.022818
1993-94	1.027070	0.3046903	0.312938	1.007198	0.6953097	0.700315	1.013253
1992-93	1.017555	0.3046903	0.310039	1.020200	0.6953097	0.709355	1.019394
1991-92	1.019300	0.3046903	0.310571	1.026685	0.6953097	0.713864	1.024435
1990-91	1.049537	0.3046903	0.319784	1.046490	0.6953097	0.727635	1.047419

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
STATEWIDE

MARSHALL & SWIFT LOCAL MULTIPLIERS

	COMMERCIAL 99-8					RESIDENTIAL F-7	
M&S MANUAL YEAR	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
2025	1.09	1.11	1.10	1.09	1.14	1.11	1.11
2024	1.09	1.10	1.10	1.08	1.12	1.10	1.11
2023	1.09	1.10	1.10	1.08	1.12	1.10	1.11
2022	1.09	1.10	1.10	1.08	1.12	1.10	1.11
2021	1.11	1.10	1.11	1.10	1.14	1.14	1.15
2020	1.13	1.10	1.10	1.09	1.13	1.11	1.12
2019	1.11	1.09	1.09	1.08	1.12	1.09	1.10
2018	1.12	1.09	1.09	1.09	1.12	1.09	1.10
2017	1.11	1.08	1.08	1.08	1.11	1.08	1.09
2016	1.11	1.08	1.09	1.08	1.11	1.07	1.08
2015	1.10	1.07	1.07	1.07	1.09	1.06	1.07
2014	1.04	1.03	1.03	1.01	1.03	1.02	1.03
2013	1.05	1.04	1.04	1.02	1.04	1.03	1.05
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
2010	1.02	1.01	1.03	1.00	1.02	0.99	1.02
2009	1.05	1.03	1.04	1.01	1.05	0.99	1.02
2008	1.02	1.02	1.03	1.00	1.03	1.00	1.03
2007	1.04	1.04	1.04	1.01	1.05	1.01	1.03
2006	1.05	1.04	1.04	1.02	1.05	1.02	1.04
2005	1.06	1.05	1.06	1.05	1.07	1.04	1.06
2004	1.04	1.05	1.05	1.03	1.05	1.02	1.05
2003	1.05	1.05	1.05	1.04	1.06	1.04	1.05
2002							
2001							
2000							
1999							
1998							
1997							
1996							
1995							
1994							
1993							
1992							
1991							
1990							
1989							
1988							
1987							
1986							
1985							
1984							

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
STATEWIDE

MARSHALL & SWIFT COMPARATIVE COST MULTIPLIER -- SOUTHWEST AVERAGE

	COMMERCIAL 98-5					RESIDENTIAL F-12 3rd QTR	
M&S MANUAL YEAR	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
2025	1.004	1.002	1.000	1.001	1.002	1.003	1.002
2024	1.005	0.999	1.000	0.999	1.000	0.999	1.001
2023	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2022	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2021	1.018	1.029	1.037	1.040	1.036	1.025	1.029
2020	1.003	1.007	1.006	1.006	1.006	1.001	1.002
2019	1.064	1.039	1.052	1.054	1.063	1.050	1.051
2018	1.035	1.036	1.048	1.048	1.048	1.040	1.042
2017	0.997	1.007	1.009	1.004	1.002	1.015	1.018
2016	1.002	1.018	1.018	1.012	1.009	1.014	1.017
2015	1.023	1.025	1.025	1.027	1.018	1.021	1.026
2014	1.028	1.034	1.040	1.049	1.021	1.007	1.004
2013	1.031	1.033	1.037	1.047	1.026	1.007	1.006
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
2010	0.942	0.945	0.964	0.966	0.936	0.999	0.992
2009	1.080	1.066	1.046	1.025	1.084	1.023	1.007
2008	1.042	1.042	1.036	1.025	1.035	1.051	1.041
2007	1.087	1.085	1.090	1.087	1.088	1.055	1.054
2006	1.107	1.109	1.092	1.097	1.115	1.106	1.095
2005	1.019	1.019	1.019	1.021	1.017	1.014	1.017
2004	1.021	1.022	1.023	1.025	1.019	1.024	1.023
2003	1.010	1.012	1.010	1.009	1.007	1.008	1.011

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
STATEWIDE

WEIGHTED COMPOSITE CONSTRUCTION TYPE MULTIPLIER

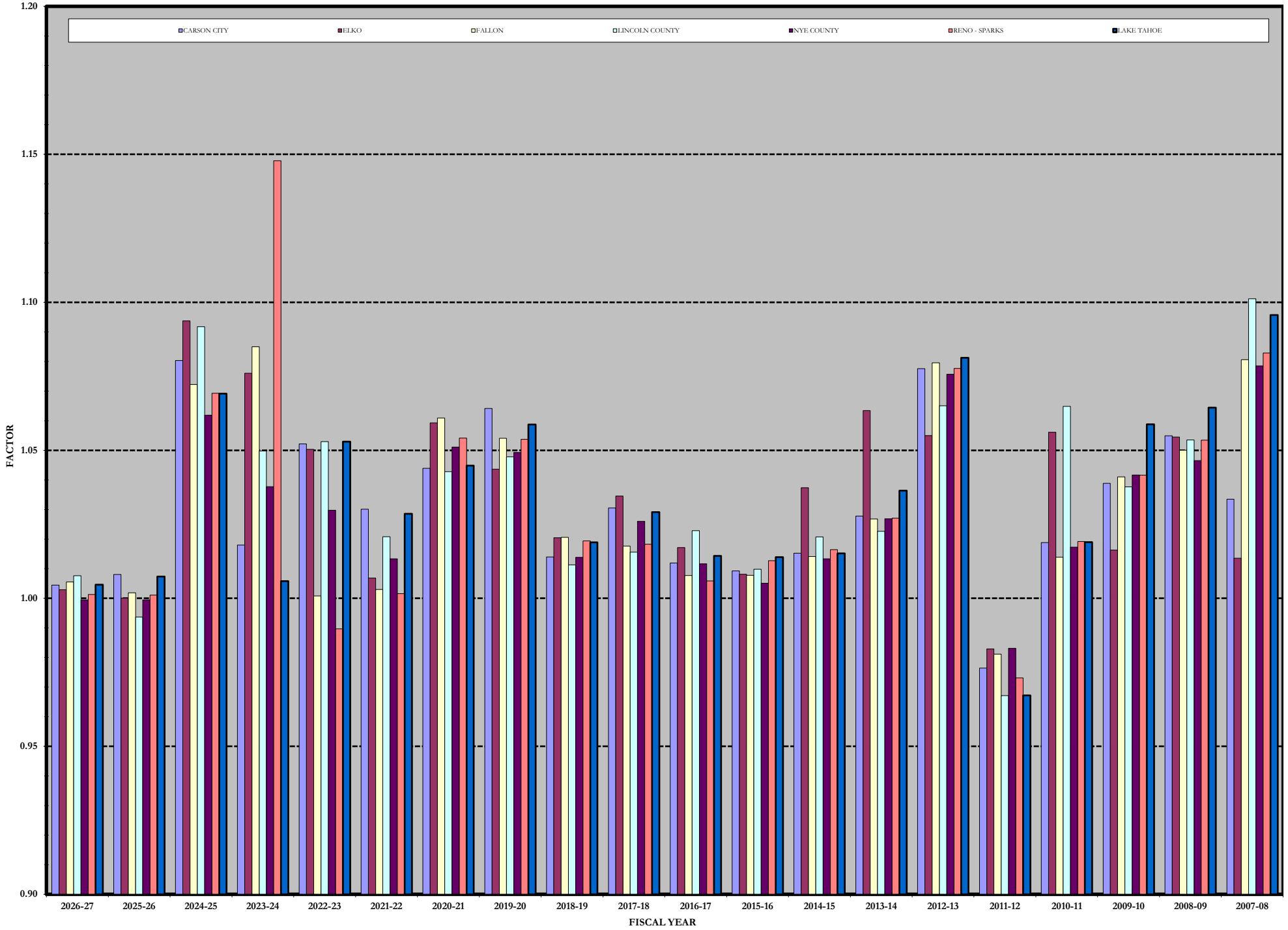
	COMMERCIAL						RESIDENTIAL		
FISCAL YEAR	4% A TYPE FACTOR	4% B TYPE FACTOR	50% C TYPE FACTOR	25% D TYPE FACTOR	17% S TYPE FACTOR	100% COMPOSITE FACTOR	80% FRAME FACTOR	20% MASONRY FACTOR	100% COMPOSITE FACTOR
2026-27	0.040160	0.040444	0.500000	0.252567	0.173382	1.006553	0.809695	0.200400	1.010095
2025-26	0.040200	0.039960	0.500000	0.249750	0.170000	0.999910	0.799200	0.200200	0.999400
2024-25	0.047760	0.045280	0.570000	0.287500	0.198730	1.149270	0.831200	0.208200	1.039400
2023-24	0.046899	0.045280	0.564865	0.282273	0.195244	1.134561	0.802035	0.200958	1.002993
2022-23	0.039999	0.041160	0.523214	0.262385	0.177679	1.044437	0.842162	0.211313	1.053475
2021-22	0.040843	0.040650	0.507615	0.253829	0.172547	1.015483	0.815494	0.204044	1.019537
2020-21	0.042180	0.041560	0.526000	0.261083	0.180710	1.051533	0.840000	0.210200	1.050200
2019-20	0.041773	0.041824	0.528852	0.264426	0.179765	1.056639	0.839704	0.210312	1.050016
2018-19	0.039880	0.040280	0.499872	0.251000	0.170340	1.001372	0.819589	0.205485	1.025074
2017-18	0.040444	0.041101	0.518514	0.255364	0.174677	1.030101	0.818853	0.205301	1.024154
2016-17	0.043281	0.042592	0.532403	0.272002	0.183141	1.073420	0.848831	0.213169	1.062000
2015-16	0.040728	0.040962	0.515000	0.259679	0.171901	1.028271	0.797779	0.196975	0.994754
2014-15	0.041240	0.041320	0.513562	0.259209	0.172759	1.028089	0.813498	0.205107	1.018605
2013-14	0.041520	0.041360	0.518942	0.261069	0.176120	1.039012	0.821600	0.205406	1.027006
2012-13	0.042741	0.042836	0.528583	0.266388	0.179900	1.060447	0.864630	0.216361	1.080991
2012-13	0.036603	0.037066	0.477365	0.239109	0.154574	0.944717	0.799200	0.198400	0.997600
2011-12	0.044471	0.043058	0.528078	0.258813	0.187858	1.062277	0.810216	0.199445	1.009661
2010-11	0.040878	0.040878	0.513019	0.253713	0.172599	1.021088	0.832475	0.208200	1.040675
2009-10	0.043066	0.043400	0.545000	0.269086	0.184960	1.085512	0.835725	0.208773	1.044499
2008-09	0.043862	0.043926	0.535698	0.266414	0.186007	1.075907	0.867785	0.214868	1.082653
2007-08	0.041544	0.040760	0.514352	0.260206	0.176183	1.033046	0.827106	0.205337	1.032443
2006-07	0.040451	0.040880	0.511500	0.253786	0.171596	1.018213	0.803446	0.204600	1.008046

NEVADA DEPARTMENT OF TAXATION
2025 IMPROVEMENT FACTOR STUDY
STATEWIDE

NET COMPOSITE IMPROVEMENT FACTORS

	COMMERCIAL			RESIDENTIAL			
FISCAL YEAR	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	NET FACTOR
2026-27	1.006553	0.3134163	0.315470	1.010095	0.6865837	0.693514	1.008985
2025-26	0.999910	0.3134163	0.313388	0.999400	0.6865837	0.686172	0.999560
2024-25	1.149270	0.3165996	0.363858	1.039400	0.6834004	0.710326	1.074185
2023-24	1.134561	0.3239117	0.367497	1.002993	0.6760883	0.678112	1.045610
2022-23	1.044437	0.3219262	0.336232	1.053475	0.6780738	0.714334	1.050565
2021-22	1.015483	0.3295432	0.334645	1.019537	0.6704568	0.683556	1.018201
2020-21	1.051533	0.3324469	0.349579	1.050200	0.6675531	0.701064	1.050643
2019-20	1.056639	0.3248562	0.343256	1.050016	0.6751438	0.708912	1.052167
2018-19	1.001372	0.3217412	0.322183	1.025074	0.6782588	0.695265	1.017448
2017-18	1.030101	0.3470173	0.357463	1.024154	0.6529827	0.668755	1.026217
2016-17	1.073420	0.3629294	0.389575	1.062000	0.6370706	0.676569	1.066145
2015-16	1.028271	0.3664875	0.376848	0.994754	0.6335125	0.630189	1.007037
2014-15	1.028089	0.3286626	0.337895	1.018605	0.6713374	0.683828	1.021722
2013-14	1.039012	0.3295959	0.342454	1.027006	0.6704041	0.688509	1.030963
2012-13	1.060447	0.3418612	0.362526	1.080991	0.6581388	0.711442	1.073968
2012-13	0.944717	0.3418612	0.322962	0.997600	0.6581388	0.656559	0.979522
2011-12	1.062277	0.3418612	0.363151	1.009661	0.6581388	0.664497	1.027648
2010-11	1.021088	0.3418612	0.349070	1.040675	0.6581388	0.684909	1.033979
2009-10	1.085512	0.3418612	0.371094	1.044499	0.6581388	0.687425	1.058519
2008-09	1.075907	0.3418612	0.367811	1.082653	0.6581388	0.712536	1.080347
2007-08	1.033046	0.3418612	0.353158	1.032443	0.6581388	0.679491	1.032649
2006-07	1.018213	0.3418612	0.348087	1.008046	0.6581388	0.663434	1.011522

NEVADA IMPROVEMENT FACTORS



2026-2027 IMPROVEMENT FACTOR REPORT

Appendix I

NOTIFICATIONS FROM ASSESSORS

Nevada Department of Taxation
Excise & Local Government Services Division

Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for Carson City County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:

☒ I re-cost all improvements annually (approval or objection may not be indicated).

☐ I apply an improvement factor to improvements outside the reappraisal area.

☐ I approve the 2026-2027 proposed Statewide Improvement factor of 1.00.

☐ I object to the 2026-2027 proposed Statewide Improvement Factor of 1.00.

I object to the proposed factor for the following reasons:

Name (please print): Kimberly D. Adams Carson City Assessor

Signature _____ Date: 3/28/2025

Form NVTC-LGS-3
Rev. 11/2022

Nevada Department of Taxation
Excise & Local Government Services Division

Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for Churchill County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:

☑ I re-cost all improvements annually (approval or objection may not be indicated).

☐ I apply an improvement factor to improvements outside the reappraisal area.

☑ I approve the 2026-2027 proposed Statewide Improvement factor of 1.00.

☐ I object to the 2026-2027 proposed Statewide Improvement Factor of 1.00.

I object to the proposed factor for the following reasons:

_____

_____

_____

Name (please print) : Denise L. Mondhink-Felton

Signature Denise L Mondhink-Felton Date: April 2, 2025

Form NVTC-LGS-3
Rev. 11/2022

Nevada Department of Taxation
Excise & Local Government Services Division

Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for Clark County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:

[X] I re-cost all improvements annually (approval or objection may not be indicated).

[ ] I apply an improvement factor to improvements outside the reappraisal area.

- [ ] I approve the 2026-2027 proposed Statewide Improvement factor of 1.00.
- [ ] I object to the 2026-2027 proposed Statewide Improvement Factor of 1.00.

I object to the proposed factor for the following reasons:

Name (please print) : Briana Johnson

Signature _____ Date: 4/7/2025

Nevada Department of Taxation
Excise & Local Government Services Division

Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for Douglas **County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:**

☒ I re-cost all improvements annually (approval or objection may not be indicated).

☐ I apply an improvement factor to improvements outside the reappraisal area.

- ☐ I approve the 2026-2027 proposed Statewide Improvement factor of 1.00.
- ☐ I object to the 2026-2027 proposed Statewide Improvement Factor of 1.00.

I object to the proposed factor for the following reasons:

Name (please print): Trent Tholen

Signature Trent Thl Date: 3/27/2025

Form NVTC-LGS-3
Rev. 11/2022

Nevada Department of Taxation
Excise & Local Government Services Division

Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for Elko **County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:**

☑ I re-cost all improvements annually (approval or objection may not be indicated).

☐ I apply an improvement factor to improvements outside the reappraisal area.

☑ I approve the 2026-2027 proposed Statewide Improvement factor of 1.00.

☐ I object to the 2026-2027 proposed Statewide Improvement Factor of 1.00.

I object to the proposed factor for the following reasons:

_____

_____

_____

Name (please print) : Janet Iribarne

Signature Janet Iribarne Date: 3/27/2025

Form NVTC-LGS-3
Rev. 11/2022

Nevada Department of Taxation

Excise & Local Government Services Division

Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for Esmeralda County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:

[X] I re-cost all improvements annually (approval or objection may not be indicated).

[ ] I apply an improvement factor to improvements outside the reappraisal area.

- [ ] I approve the 2026-2027 proposed Statewide Improvement factor of 1.00.
- [ ] I object to the 2026-2027 proposed Statewide Improvement Factor of 1.00.

I object to the proposed factor for the following reasons:

_____

_____

_____

Name (please print) : Kathleen R Keyes

Signature Kathleen R Keyes Date: 3/27/2025

Form NVTC-LGS-3
Rev. 11/2022

Nevada Department of Taxation
Excise & Local Government Services Division

Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for Eureka **County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:**

☒ I re-cost all improvements annually (approval or objection may not be indicated).

☐ I apply an improvement factor to improvements outside the reappraisal area.

☐ I approve the 2026-2027 proposed Statewide Improvement factor of 1.00.

☐ I object to the 2026-2027 proposed Statewide Improvement Factor of 1.00.

I object to the proposed factor for the following reasons:

Name (please print) : Michael A Means

Signature Michael A Means Date: 3-27-2025

Form NVTC-LGS-3
Rev. 11/2022

Nevada Department of Taxation
Excise & Local Government Services Division

Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for Humboldt County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:

☒ I re-cost all improvements annually (approval or objection may not be indicated).

☐ I apply an improvement factor to improvements outside the reappraisal area.

☐ I approve the 2026-2027 proposed Statewide Improvement factor of 1.00.

☐ I object to the 2026-2027 proposed Statewide Improvement Factor of 1.00.

I object to the proposed factor for the following reasons:

_____

_____

_____

Name (please print) : Andy Heiser

Signature_____ Date:_____

Form NVTC-LGS-3
Rev. 11/2022

Nevada Department of Taxation
Excise & Local Government Services Division

Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for_____County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:

☒ I re-cost all improvements annually (approval or objection may not be indicated).

☐ I apply an improvement factor to improvements outside the reappraisal area.

- ☐ I approve the 2026-2027 proposed Statewide Improvement factor of 1.00.
- ☐ I object to the 2026-2027 proposed Statewide Improvement Factor of 1.00.

I object to the proposed factor for the following reasons:

_____

_____

_____

Name (please print) : Lura Duvall

Signature Lura Duvall Date: 3-28-2025

Form NVTC-LGS-3
Rev. 11/2022

Nevada Department of Taxation
Excise & Local Government Services Division

Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for Lincoln **County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:**

☒ I re-cost all improvements annually (approval or objection may not be indicated).

☐ I apply an improvement factor to improvements outside the reappraisal area.

☐ I approve the 2026-2027 proposed Statewide Improvement factor of 1.00.

☐ I object to the 2026-2027 proposed Statewide Improvement Factor of 1.00.

I object to the proposed factor for the following reasons:

Name (please print): Cydney Dwire

Signature Cydney Dwire Date: 3/27/2025

Form NVTC-LGS-3
Rev. 11/2022

Nevada Department of Taxation

Excise & Local Government Services Division

Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for LYON **County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:**

☑ I re-cost all improvements annually (approval or objection may not be indicated).

☐ I apply an improvement factor to improvements outside the reappraisal area.

- ☐ I approve the 2026-2027 proposed Statewide Improvement factor of 1.00.
- ☐ I object to the 2026-2027 proposed Statewide Improvement Factor of 1.00.

I object to the proposed factor for the following reasons:

_____

_____

_____

Name (please print): TROY L VILLINES

Signature _____ Date: 3-27-25

Nevada Department of Taxation
Excise & Local Government Services Division

Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for Mineral **County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:**

☒ I re-cost all improvements annually (approval or objection may not be indicated).

☐ I apply an improvement factor to improvements outside the reappraisal area.

☒ I approve the 2026-2027 proposed Statewide Improvement factor of 1.00.

☐ I object to the 2026-2027 proposed Statewide Improvement Factor of 1.00.

I object to the proposed factor for the following reasons:

Name (please print): Kevin B. Chisum

Signature: [signature] Date: 4/1/2025

Form NVTC-LGS-3
Rev. 11/2022

Nevada Department of Taxation
Excise & Local Government Services Division

Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for Nye County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:

☑ I re-cost all improvements annually (approval or objection may not be indicated).

☐ I apply an improvement factor to improvements outside the reappraisal area.

☒ I approve the 2026-2027 proposed Statewide Improvement factor of 1.00.

☐ I object to the 2026-2027 proposed Statewide Improvement Factor of 1.00.

I object to the proposed factor for the following reasons:

Name (please print) : Sheree Stringer

Signature _____ Date: 03/27/2025

Form NVTC-LGS-3
Rev. 11/2022

Nevada Department of Taxation
Excise & Local Government Services Division

Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for PERSHING **County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:**

☑ I re-cost all improvements annually (approval or objection may not be indicated).

☐ I apply an improvement factor to improvements outside the reappraisal area.

☑ I approve the 2026-2027 proposed Statewide Improvement factor of 1.00.

☐ I object to the 2026-2027 proposed Statewide Improvement Factor of 1.00.

I object to the proposed factor for the following reasons:

_____

_____

_____

Name (please print) : LAUREEN [LAURI] BASSO - CERINI

Signature Laureen Basso~Cerini Date: 4/2/2025

Form NVTC-LGS-3
Rev. 11/2022

Nevada Department of Taxation
Excise & Local Government Services Division

Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for STOREY **County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:**

☒ I re-cost all improvements annually (approval or objection may not be indicated).

☐ I apply an improvement factor to improvements outside the reappraisal area.

☒ I approve the 2026-2027 proposed Statewide Improvement factor of 1.00.

☐ I object to the 2026-2027 proposed Statewide Improvement Factor of 1.00.

I object to the proposed factor for the following reasons:

_____

_____

_____

Name (please print): JANA SEDDON

Signature _____ Date: 4-2-25

Form NVTC-LGS-3
Rev. 11/2022

Nevada Department of Taxation
Excise & Local Government Services Division

Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for Washoe County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:

☒ I re-cost all improvements annually (approval or objection may not be indicated).

☐ I apply an improvement factor to improvements outside the reappraisal area.

☒ I approve the 2026-2027 proposed Statewide Improvement factor of 1.00.

☐ I object to the 2026-2027 proposed Statewide Improvement Factor of 1.00.

I object to the proposed factor for the following reasons:

Name (please print): CHRIS SARMAN

Signature [signature] Date: 3-27-25

Form NVTC-LGS-3
Rev. 11/2022

Nevada Department of Taxation
Excise & Local Government Services Division

Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for White Pine **County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:**

☒ I re-cost all improvements annually (approval or objection may not be indicated).

☐ I apply an improvement factor to improvements outside the reappraisal area.

☒ I approve the 2026-2027 proposed Statewide Improvement factor of 1.00.

☐ I object to the 2026-2027 proposed Statewide Improvement Factor of 1.00.

I object to the proposed factor for the following reasons:

_____

_____

_____

Name (please print): Burton Hilton

Signature Burt Hilton Date: 3/27/25

Form NVTC-LGS-3
Rev. 11/2022

ITEM VI. 7 - PERSONAL PROPERTY MANUAL

STATE OF NEVADA

DEPARTMENT OF TAXATION

MAIN OFFICE
3850 Arrowhead Drive
Carson City, Nevada 89706

JOE LOMBARDO
Governor

GEORGE KELESIS
Chair, Nevada Tax Commission

SHELLIE HUGHES
Executive Director

May 22, 2025

To: All Assessors

Re: Personal Property Manual

NEVADA TAX COMMISSION
NOTICE OF DECISION

The matter of the 2026-2027 Personal Property Manual required to be published by the Department pursuant to NAC 361.1365(2), came before the Nevada Tax Commission (the "Commission") for consideration on May 7, 2025, after due notice to each County Assessor and to the public. Pursuant to NAC 361.1365(2), the Department previously held a public workshop on April 17, 2025. This matter came before the Commission for approval.

DECISION

The Commission, having considered all evidence and testimony pertaining to the matter, hereby adopts the 2026-2027 Personal Property Manual as reported by the Department for use by County Assessors pursuant to NAC 361.1365(2).

FOR THE COMMISSION:

SHELLIE HUGHES
Executive Director
Nevada Department of Taxation

cc: Jeffrey Mitchell, Deputy Director of Excise & Local Government Services

May 22, 2025

CERTIFICATE OF SERVICE

I hereby certify that on the 20, May, 2025 that I have this day served the foregoing document upon all parties as listed below by emailing a copy thereof:

Carson City Assessor's Office – Kimberly Adams, kadams@carson.org
Churchill County Assessor's Office – Denise Mondhink-Felton, denise.felton@churchillcountynv.gov
Clark County Assessor's Office – Briana Johnson, bap@clarkcountynv.gov
Douglas County Assessor's Office – Trent Tholen, ttholen@douglasnv.us
Elko County Assessor's Office – Janet Iribarne, jiribarne@elkocountynv.net
Esmeralda County Assessor's Office – Kathleen Keyes, kkeyes@esmeraldacountynv.gov
Eureka County Assessor's Office – Mike Mears, mmears@eurekacountynv.gov
Humboldt County Assessor's Office – Andy Heiser, andy.heiser@humboldtcountynv.gov
Lander County Assessor's Office – Lura Duvall, assessor@landercountynv.org
Lincoln County Assessor's Office – Cydney Dwire, cdwire@lincolnnv.com
Lyon County Assessor's Office – Troy Villines, tvillines@lyon-county.org
Mineral County Assessor's Office – Kevin Chisum, assessor@mineralcountynv.org
Nye County Assessor's Office – Sheree Stringer, sstringer@nyecountynv.gov
Pershing County Assessor's Office – Laureen Basso-Cerini, lcerini@pershingcountynv.gov
Storey County Assessor's Office – Jana Seddon, jseddon@storeycounty.org
Washoe County Assessor's Office – Chris Sarman, csarman@wahoecounty.gov
White Pine Assessor's Office – Burton Hilton, bhilton@whitepinecountynv.gov

Hector Sepulveda
Administrative Assistant IV
Nevada Department of Taxation



NEVADA DEPARTMENT OF TAXATION
Division of Excise and Local Government Services

PERSONAL PROPERTY MANUAL:

VALUATION GUIDELINES

2026-2027

Personal Property Manual: Valuation Guidelines 2026-2027

Department of Taxation
Division of Excise and Local Government Services
3850 Arrowhead Drive
Carson City, NV 89706
Phone 775.684.2100 ● Fax 775.684.2020

Adopted by
Nevada Tax Commission on 5/7/2025

CONTENTS

2026-27 PERSONAL PROPERTY MANUAL – VALUATION GUIDELINES

Introduction iii

Exempt Property iii

Procedures for Determining Taxable Value iv

A Note on NAICS vi

2026-27 Cost Conversion Factors 1

Three (3) Year Life 1

Five (5) Year Life 2

Seven (7) Year Life 3

Ten (10) Year Life 4

Fifteen (15) Year Life 5

Twenty (20) Year Life 6

Thirty (30) Year Life 7

Mobile Homes (Sold On Or After July 1, 1982) 8

Billboards 10

Special Properties 12

Short-Life Property 12

Information Systems 12

Taxable Software (Not Associated with Computer-Integrated Machinery) 14

Computer-Integrated Machinery 15

Robots and Robotic Devices 15

Computerized Equipment 17

High-Tech Medical Diagnostic Equipment 17

High-Tech Electronic Medical Equipment 18

Office Furniture, Retail Sales Equipment, Other 18

Mobile or Manufactured Homes 19

Billboards 20
Life Expectancy Guidelines 21
Agriculture and Forestry 21
Mining 22
Utilities 23
Construction 23
Manufacturing 25
Wholesale Trade 33
Retail Trade 34
Transportation and Warehousing 34
Information 36
Real Estate, Rental, and Leasing 38
Professional, Scientific, and Technical Services 39
Waste Management and Remediation Services 39
Health Care and Social Assistance 40
Arts, Entertainment, and Recreation 41
Accommodation and Food Services 42
Other Services 43
Appendix 'A' Nevada Revised Statutes and Nevada Administrative Code Related to Personal Property 45
Appendix 'B' Methodology Used to Estimate Cost Indexes 53
Appendix 'C' Methodology Used to Estimate Expected Useful Life 56
Appendix 'D' Exemptions from Property Taxes 58
Exemptions from Property Taxes 58
Table of Exemptions 59
Appendix 'E' Determining Whether Fixtures are Real or Personal Property 72
Appendix 'F' Utility Scale Photovoltaic Solar Farm 30 Year Life 200% Declining Balance 75
Index 77

INTRODUCTION

2026-27 PERSONAL PROPERTY MANUAL – VALUATION GUIDELINES

The schedules presented herein are interpretive guidelines for use by county assessors to establish taxable value, pursuant to the requirements of NRS 361.227(4) and NAC 361.1365 and 361.1375.

CLASSIFICATION OF PROPERTY

Personal property is defined in NRS 361.030 and includes (j) "all property of whatever kind or nature, except vehicles as defined in NRS 371.020, not included in the term "real estate." Real estate is defined in NRS 361.035, and includes land, houses, buildings, fences, ditches, structures,[1] erections, railroads, other improvements, and property rights. Real property is further defined in NAC 361.11715 as land, fixtures, improvements; on-site enhancements; and any rights, interests, benefits and privileges belonging or attached to the land.

NRS 361.333 requires that each major class of property be examined to determine whether there is equality of assessment. Uniformity and equality of assessment thus depend on proper classification. Although NRS 361.035 defines real estate and NRS 361.030 defines personal property, in practice it is sometimes difficult to tell whether an item is personal or real property. As the Attorney General stated in Opinion #41 (1963), "the classification depends on the facts of each particular case." The assessor is encouraged to consult the Division of Excise and Local Government Services and/or the District Attorney in difficult cases.

All references to statutes and regulations may be found in Appendix A of this Manual.

EXEMPT PROPERTY

NRS 361.050 through NRS 361.187 provide exemptions for assorted types of eligible property, including household goods; business inventories; property in transit; property owned by government entities, charitable organizations or veterans; and fine art for display.

Additionally, NRS 361.228(1) provides that

All intangible personal property is exempt from taxation, including, without limitation:

(a) Shares of stock, bonds, mortgages, notes, bank deposits, book accounts such as an acquisition adjustment and credits, and securities and chooses in action of like character; and

(b) Goodwill, customer lists, contracts and contract rights, patents, trademarks, trade names, custom computer programs, copyrights, trade secrets, franchises and licenses.

A complete discussion of exemptions and a cross-reference table is included in Appendix D of this manual.

[1] Structures include self-supporting structures other than buildings which carry gravity loads and resist the effects of earthquakes. They are generally not designed for continuous human occupancy and may be open to the environment, part of landscape design elements, or part of infrastructure systems (transport, water, energy). Examples of non-building structures include silos, chimneys, stacks, cooling towers, bins and hoppers, amusement structures, and monuments. *See American Society of Civil Engineers, "Minimum Design Loads for Buildings and Other Structures;" Revision of ASCE Standard 7-98, SEI/ASCE 7-02, 2nd Edition, Section 9.14, Nonbuilding Structures, p. 186. See also Bachman, Robert and Susan Dowty, "Nonstructural Component or Nonbuilding Structure," originally published in Building Safety Journal (April-May, 2008).*

PROCEDURES FOR DETERMINING TAXABLE VALUE

To calculate the taxable value of personal property, NAC 361.1371 and NAC 361.1375 require the assessor to determine four input values:

- Acquisition cost
- Acquisition year
- Expected life, and
- Cost conversion factor

The personal property declaration submitted by the taxpayer pursuant to NRS 361.265 should list the acquisition cost for each item and the year acquired. The declaration should also contain sufficient information to identify each item's industry classification (NAICS code), property type, and corresponding expected life.

Acquisition Cost

For personal property mobile or manufactured homes, acquisition cost means replacement cost when new, which equals the retail selling price to the original owner. For other types of personal property including billboards, acquisition cost means the actual cost of property to its present owner. For all personal property, acquisition cost includes any expense required to place the asset into service except sales tax--including all charges for transportation, installation, accessories, and profit and overhead, as well as additions to or renovations of the property other than routine maintenance or repairs. Observe, however, that the cost of manufactured homes does not include appurtenant improvements like outbuildings, decks, or paving. The assessor should value these separately as real property and depreciate as appropriate.

Should a taxpayer fail to file a valid personal property declaration or sufficient data is not otherwise available for the assessor to establish acquisition cost, NRS 361.265 authorizes the assessor to make an estimate of the value of the property. NAC 361.139 further requires the assessor to estimate its acquisition cost using any nationally recognized valuation technique. Because NRS 361.265(5) defines failure to file a declaration as a misdemeanor, assessors should advise taxpayers to file complete, accurate, and timely personal property declarations. In addition, if the reported acquisition cost appears inconsistent with market data, the assessor may request documentation for the cost reported and may pursue penalties for perjury if necessary.

Acquisition Year

For mobile and manufactured homes, the acquisition year equals the year of the sale to the original owner, which often corresponds to the manufacturer's model year. For all other personal property, the acquisition year equals the year the current owner purchased or leased the property. Observe that the acquisition year remains constant at the year first sold for manufactured homes but resets to the year acquired each time billboards or equipment change owners.

Expected life

The Life Expectancy Guidelines section assigns typical asset lives to each major industrial classification grouped by NAICS code. For example, all industries classified as *Agriculture and Forestry (NAICS .11)* have 15 year lives, while *Mining (NAICS .21)* assigns a 20 year life to *Oil and Gas Exploration (NAICS .2111)* and a 15 year life to *Mining (NAICS .2121 & .2122)*.

Certain items within industries appear separately as Itemized Equipment with specific lives that may differ from the industry norm. For example, *Agriculture and Forestry* industries with a typical 15-year life expectancy also use specialized equipment whose asset lives equal 7, 10 or 20 years. To improve accuracy, assessors should employ the itemized equipment lives whenever they can assign a specific life expectancy to a particular item.

Having identified the industry classification for the subject account the assessor then assigns its appropriate NAICS code and corresponding expected lives to its assets. *See discussion on NAICS below for current requirements.*

Readers may also use the alphabetical listing of personal property by general type found in the Index of this Manual to locate the appropriate expected life for individual items. Because some industries use similar types of business equipment, like desks or computers, readers should select the NAICS classification that best describes the subject account.

Besides these NAICS Life Expectancy Guidelines, the Personal Property Manual also contains a Special Properties section with descriptions and asset life tables for:

- Short-life property subject to rapid obsolescence;
- Items similar to real property classified as personal, like mobile and manufactured homes or billboards;
- Generic business equipment found across many industries, like furniture and trade fixtures or computers; and
- Specialized assets like high-tech medical diagnostic equipment whose economic lives differ substantially from industry norms.

Cost Conversion Factors

Based on the acquisition cost, acquisition year and expected life for an item, the assessor should select the appropriate Cost Conversion Factor from the tables published in the Personal Property Manual.

Cost Conversion Factors contain three components: Cost Index, Age and Percent Good. To satisfy the requirement of NAC 361.1375(2) the department develops Paasche indexes for manufactured homes, billboards, and business equipment derived from pertinent Marshall Swift comparative cost multiplier tables, the West Urban, All Items CPI index, and the PPI Index for Capital Equipment, Stage of Processing. These indexes inflate replacement cost new expressed in acquisition year nominal dollars into replacement cost new expressed in current year nominal dollars.

Cost indexes do not apply to mobile and manufactured homes first sold prior to July 1, 1982, whose taxable value always equals 20% of their original selling price. Cost indexes for equipment and billboards do not accrue beyond their expected lives; such items have a constant residual cost conversion factor equal to their residual percent good multiplied by the residual year cost index.

To comply with NAC 361.130(2)(b), however, cost indexes do apply to mobile and manufactured homes first sold on or after July 1, 1982. Even though mobile homes fully depreciate after sixteen years, applying the cost index to the years between the current year minus 16 and 1982 may actually produce a temporary increase in taxable value.

NAC 361.1375(4)&(5) specify declining balance depreciation with a 5% residual (salvage value) for all property types except manufactured homes and billboards, which use straight line depreciation. Unless the Department has conducted a market study or has otherwise obtained information which indicates a different residual amount, the Department currently relies on a double declining balance method for all equipment and a 5% residual; 5% per year depreciation with a 20% residual for mobile homes (16 year life), and 1.5% per year depreciation with a 25% residual for billboards (50 year life).

Percent good equals (1 - accrued depreciation) for the given asset age, where age equals the current year (first year of the biennium) minus the acquisition year. For example, for the 2026-27 fiscal year, an asset acquired in 2019 has an age of seven years, a manufactured home first sold in 1993 has an age of thirty-three years. Although one could calculate depreciation directly, the tables reduce this process to a simple lookup.

To calculate taxable value using the Personal Property Manual, the assessor completes three steps:

- Select the appropriate expected life table,
- Look up the cost conversion factor for the given acquisition year and,
- Multiply the acquisition cost by the indicated cost conversion factor.

As usual, assessed value equals 35% of taxable value.

A NOTE ON NAICS

The North American Industry Classification System (*NAICS)* replaced the Standard Industrial Classification (SIC) in 1997. NAICS is based on a production-oriented concept, meaning that it groups establishments into industries according to similarity in the processes used to produce goods or services.

NAICS in the United States was designed for statistical purposes. However, NAICS is frequently used for various administrative, regulatory, contracting, taxation, and other non-statistical purposes.

For additional information and complete tables, readers may consult the US Census Bureau website http://www.census.gov/eos/www/naics/

The Department highly recommends assessors use the NAICS code on each personal property account. Use of the NAICS code will assist in the proper valuation of property pursuant to this Personal Property Manual because the NAICS code identifies the type of industry engaged in by the taxpayer.

In addition, the NAICS code is now a required component on the Statistical Analysis of the Roll Reports required by the Department in NRS 361.390 (3) in order to keep track of tax expenditures per NRS 360.137. For those concerned about the availability of the NAICS code to business taxpayers, use of the NAICS code will be widespread because taxpayers subject to the new Commerce Tax are required to provide the NAICS code. In addition, the NAICS code is required on applications for abatement to the Governor's Office on Economic Development and the Governor's Office on Renewable Energy. **The Department recommends assessors collect the NAICS code on Personal Property Declarations used by business taxpayers.**

2026-27 COST CONVERSION FACTORS

THREE (3) YEAR LIFE

NEVADA DEPARTMENT OF TAXATION

THREE (3) YEAR LIFE

200% DECLINING BALANCE

YEAR ACQUIRED	AGE	COST INDEX	PERCENT DEPRECIATION	PERCENT GOOD	CONVERSION FACTOR
2026	0	1.00	0.0	100.0	1.0000
2025	1	1.01	67.0	33.0	0.3333
2024	2	1.02	89.0	11.0	0.1122
2023	3	1.04	95.0	5.0	0.0520
Residual		1.04	95.0	5.0	0.0520

NEVADA DEPARTMENT OF TAXATION

FIVE (5) YEAR LIFE

200% DECLINING BALANCE

YEAR ACQUIRED	AGE	COST INDEX	PERCENT DEPRECIATION	PERCENT GOOD	CONVERSION FACTOR
2026	0	1.00	0.0	100.0	1.0000
2025	1	1.01	40.0	60.0	0.6060
2024	2	1.02	64.0	36.0	0.3672
2023	3	1.04	78.0	22.0	0.2288
2022	4	1.09	87.0	13.0	0.1417
2021	5	1.20	95.0	5.0	0.0600
Residual		1.20	95.0	5.0	0.0600

NEVADA DEPARTMENT OF TAXATION

SEVEN (7) YEAR LIFE

200% DECLINING BALANCE

YEAR ACQUIRED	AGE	COST INDEX	PERCENT DEPRECIATION	PERCENT GOOD	CONVERSION FACTOR
2026	0	1.00	0.0	100.0	1.0000
2025	1	1.01	29.0	71.0	0.7171
2024	2	1.02	49.0	51.0	0.5202
2023	3	1.04	64.0	36.0	0.3744
2022	4	1.09	74.0	26.0	0.2834
2021	5	1.20	81.0	19.0	0.2280
2020	6	1.26	88.0	12.0	0.1512
2019	7	1.28	95.0	5.0	0.0640
Residual		1.28	95.0	5.0	0.0640

NEVADA DEPARTMENT OF TAXATION

TEN YEAR LIFE

200% DECLINING BALANCE

YEAR ACQUIRED	AGE	COST INDEX	PERCENT DEPRECIATION	PERCENT GOOD	CONVERSION FACTOR
2026	0	1.00	0.0	100.0	1.0000
2025	1	1.01	20.0	80.0	0.8080
2024	2	1.02	36.0	64.0	0.6528
2023	3	1.04	49.0	51.0	0.5304
2022	4	1.09	59.0	41.0	0.4469
2021	5	1.20	67.0	33.0	0.3960
2020	6	1.26	74.0	26.0	0.3276
2019	7	1.28	79.0	21.0	0.2688
2018	8	1.31	84.0	16.0	0.2096
2017	9	1.35	90.0	10.0	0.1350
2016	10	1.38	95.0	5.0	0.0690
Residual		1.38	95.0	5.0	0.0690

NEVADA DEPARTMENT OF TAXATION

15 YEAR LIFE

200% DECLINING BALANCE

YEAR ACQUIRED	AGE	COST INDEX	PERCENT DEPRECIATION	PERCENT GOOD	CONVERSION FACTOR
2026	0	1.00	0.0	100.0	1.0000
2025	1	1.01	13.0	87.0	0.8787
2024	2	1.02	25.0	75.0	0.7650
2023	3	1.04	35.0	65.0	0.6760
2022	4	1.09	44.0	56.0	0.6104
2021	5	1.20	51.0	49.0	0.5880
2020	6	1.26	58.0	42.0	0.5292
2019	7	1.28	63.0	37.0	0.4736
2018	8	1.31	68.0	32.0	0.4192
2017	9	1.35	72.0	28.0	0.3780
2016	10	1.38	76.0	24.0	0.3312
2015	11	1.38	80.0	20.0	0.2760
2014	12	1.40	84.0	16.0	0.2240
2013	13	1.42	87.0	13.0	0.1846
2012	14	1.43	91.0	9.0	0.1287
2011	15	1.47	95.0	5.0	0.0735
Residual		1.47	95.0	5.0	0.0735

NEVADA DEPARTMENT OF TAXATION

20 YEAR LIFE

200% DECLINING BALANCE

YEAR ACQUIRED	AGE	COST INDEX	PERCENT DEPRECIATION	PERCENT GOOD	CONVERSION FACTOR
2026	0	1.00	0.0	100.0	1.0000
2025	1	1.01	10.0	90.0	0.9090
2024	2	1.02	19.0	81.0	0.8262
2023	3	1.04	27.0	73.0	0.7592
2022	4	1.09	34.0	66.0	0.7194
2021	5	1.20	41.0	59.0	0.7080
2020	6	1.26	47.0	53.0	0.6678
2019	7	1.28	52.0	48.0	0.6144
2018	8	1.31	57.0	43.0	0.5633
2017	9	1.35	61.0	39.0	0.5265
2016	10	1.38	65.0	35.0	0.4830
2015	11	1.38	69.0	31.0	0.4278
2014	12	1.40	72.0	28.0	0.3920
2013	13	1.42	75.0	25.0	0.3550
2012	14	1.43	78.0	22.0	0.3146
2011	15	1.47	80.0	20.0	0.2940
2010	16	1.50	83.0	17.0	0.2550
2009	17	1.51	86.0	14.0	0.2114
2008	18	1.53	89.0	11.0	0.1683
2007	19	1.58	92.0	8.0	0.1264
2006	20	1.64	95.0	5.0	0.0820
Residual		1.64	95.0	5.0	0.0820

NEVADA DEPARTMENT OF TAXATION

30 YEAR LIFE
200% DECLINING BALANCE

YEAR ACQUIRED	AGE	COST INDEX	PERCENT DEPRECIATION	PERCENT GOOD	CONVERSION FACTOR
2026	0	1.00	0.0	100.0	1.0000
2025	1	1.01	7.0	93.0	0.9393
2024	2	1.02	13.0	87.0	0.8874
2023	3	1.04	19.0	81.0	0.8424
2022	4	1.09	24.0	76.0	0.8284
2021	5	1.20	29.0	71.0	0.8520
2020	6	1.26	34.0	66.0	0.8316
2019	7	1.28	38.0	62.0	0.7936
2018	8	1.31	42.0	58.0	0.7598
2017	9	1.35	46.0	54.0	0.7290
2016	10	1.38	50.0	50.0	0.6900
2015	11	1.38	53.0	47.0	0.6486
2014	12	1.40	56.0	44.0	0.6160
2013	13	1.42	59.0	41.0	0.5822
2012	14	1.43	62.0	38.0	0.5434
2011	15	1.47	64.0	36.0	0.5292
2010	16	1.50	67.0	33.0	0.4950
2009	17	1.51	69.0	31.0	0.4681
2008	18	1.53	71.0	29.0	0.4437
2007	19	1.58	73.0	27.0	0.4266
2006	20	1.64	75.0	25.0	0.4100
2005	21	1.70	77.0	23.0	0.3910
2004	22	1.77	79.0	21.0	0.3717
2003	23	1.81	81.0	19.0	0.3439
2002	24	1.84	83.0	17.0	0.3128
2001	25	1.85	85.0	15.0	0.2775
2000	26	1.88	87.0	13.0	0.2444
1999	27	1.92	89.0	11.0	0.2112
1998	28	1.94	91.0	9.0	0.1746
1997	29	1.96	93.0	7.0	0.1372
1996	30	2.02	95.0	5.0	0.1010
Residual		2.02	95.0	5.0	0.1010

NEVADA DEPARTMENT OF TAXATION

MOBILE HOMES SOLD ON OR AFTER JULY 1, 1982

16 YEAR STRAIGHT LINE

YEAR FIRST SOLD	AGE	COST INDEX	PERCENT DEPRECIATION	PERCENT GOOD	CONVERSION FACTOR
2026	0	1.00	0.0	100.0	1.0000
2025	1	1.01	5.0	95.0	0.9595
2024	2	1.02	10.0	90.0	0.9180
2023	3	1.04	15.0	85.0	0.8840
2022	4	1.10	20.0	80.0	0.8800
2021	5	1.23	25.0	75.0	0.9225
2020	6	1.32	30.0	70.0	0.9240
2019	7	1.35	35.0	65.0	0.8775
2018	8	1.38	40.0	60.0	0.8280
2017	9	1.43	45.0	55.0	0.7865
2016	10	1.46	50.0	50.0	0.7300
2015	11	1.46	55.0	45.0	0.6570
2014	12	1.48	60.0	40.0	0.5920
2013	13	1.51	65.0	35.0	0.5285
2012	14	1.57	70.0	30.0	0.4710
2011	15	1.61	75.0	25.0	0.4025
2010	16	1.64	80.0	20.0	0.3280
2009	17	1.65	80.0	20.0	0.3300
2008	18	1.68	80.0	20.0	0.3360
2007	19	1.74	80.0	20.0	0.3480
2006	20	1.86	80.0	20.0	0.3720
2005	21	1.92	80.0	20.0	0.3840
2004	22	2.02	80.0	20.0	0.4040
2003	23	2.11	80.0	20.0	0.4220
2002	24	2.15	80.0	20.0	0.4300
2001	25	2.18	80.0	20.0	0.4360
2000	26	2.20	80.0	20.0	0.4400
1999	27	2.27	80.0	20.0	0.4540
1998	28	2.31	80.0	20.0	0.4620
1997	29	2.33	80.0	20.0	0.4660
1996	30	2.38	80.0	20.0	0.4760
1995	31	2.41	80.0	20.0	0.4820
1994	32	2.46	80.0	20.0	0.4920

Continued on next page …

NEVADA DEPARTMENT OF TAXATION
MOBILE HOMES SOLD ON OR AFTER JULY 1, 1982
16 YEAR STRAIGHT LINE

1993	33	2.54	80.0	20.0	0.5080
1992	34	2.63	80.0	20.0	0.5260
1991	35	2.69	80.0	20.0	0.5380
1990	36	2.73	80.0	20.0	0.5460
1989	37	2.80	80.0	20.0	0.5600
1988	38	2.90	80.0	20.0	0.5800
1987	39	2.99	80.0	20.0	0.5980
1986	40	3.01	80.0	20.0	0.6020
1985	41	3.05	80.0	20.0	0.6100
1984	42	3.10	80.0	20.0	0.6200
1983	43	3.15	80.0	20.0	0.6300
1982	44	3.30	80.0	20.0	0.6600
Residual		0.00	80.0	20.0	0.2000

[2] For Mobile Homes Sold on or Before July 1, 1982.

BILLBOARDS

50 YEAR STRAIGHT LINE

YEAR ACQUIRED	AGE	COST INDEX	PERCENT DEPRECIATION	PERCENT GOOD	CONVERSION FACTOR
2026	0	1.00	0.0	100.0	1.0000
2025	1	1.01	1.5	98.5	0.9949
2024	2	1.02	3.0	97.0	0.9894
2023	3	1.02	4.5	95.5	0.9741
2022	4	1.06	6.0	94.0	0.9964
2021	5	1.20	7.5	92.5	1.1100
2020	6	1.30	9.0	91.0	1.1830
2019	7	1.32	10.5	89.5	1.1814
2018	8	1.35	12.0	88.0	1.1880
2017	9	1.40	13.5	86.5	1.2110
2016	10	1.43	15.0	85.0	1.2155
2015	11	1.43	16.5	83.5	1.1941
2014	12	1.45	18.0	82.0	1.1890
2013	13	1.48	19.5	80.5	1.1914
2012	14	1.51	21.0	79.0	1.1929
2011	15	1.54	22.5	77.5	1.1935
2010	16	1.59	24.0	76.0	1.2084
2009	17	1.58	25.5	74.5	1.1771
2008	18	1.60	27.0	73.0	1.1680
2007	19	1.66	28.5	71.5	1.1869
2006	20	1.73	30.0	70.0	1.2110
2005	21	1.81	31.5	68.5	1.2399
2004	22	1.91	33.0	67.0	1.2797
2003	23	2.00	34.5	65.5	1.3100
2002	24	2.03	36.0	64.0	1.2992
2001	25	2.06	37.5	62.5	1.2875
2000	26	2.09	39.0	61.0	1.2749
1999	27	2.16	40.5	59.5	1.2852
1998	28	2.19	42.0	58.0	1.2702

Continued on next page …

NEVADA DEPARTMENT OF TAXATION

BILLBOARDS

50 YEAR STRAIGHT LINE

YEAR ACQUIRED	AGE	COST INDEX	PERCENT DEPRECIATION	PERCENT GOOD	CONVERSION FACTOR
1997	29	2.22	43.5	56.5	1.2543
1996	30	2.27	45.0	55.0	1.2485
1995	31	2.30	46.5	53.5	1.2305
1994	32	2.37	48.0	52.0	1.2324
1993	33	2.44	49.5	50.5	1.2322
1992	34	2.51	51.0	49.0	1.2299
1991	35	2.55	52.5	47.5	1.2113
1990	36	2.61	54.0	46.0	1.2006
1989	37	2.69	55.5	44.5	1.1971
1988	38	2.79	57.0	43.0	1.1997
1987	39	2.89	58.5	41.5	1.1994
1986	40	2.93	60.0	40.0	1.1720
1985	41	2.97	61.5	38.5	1.1435
1984	42	3.04	63.0	37.0	1.1248
1983	43	3.14	64.5	35.5	1.1147
1982	44	3.22	66.0	34.0	1.0948
1981	45	3.37	67.5	32.5	1.0953
1980	46	3.66	69.0	31.0	1.1346
1979	47	4.06	70.5	29.5	1.1977
1978	48	4.48	72.0	28.0	1.2544
1977	49	4.88	73.5	26.5	1.2932
1976	50	5.18	75.0	25.0	1.2950
Residual		5.18	75.0	25.0	1.2950

SHORT-LIFE PROPERTY

Expected Life .....Three (3) years

Short-Life Property consists of items prone to rapid obsolescence or susceptible to breakage, loss or abnormal wear and tear.

Examples include:

Linens	Uniforms
Glassware	Pots, Pans, Utensils
Barware	Motion Picture Prints
Silverware	Rental Video Tapes, DVDs, CDs

Jigs, Dies, and Molds

Patterns, jigs, dies and molds fall into this category when the type of product manufactured, industry class, use of caustic chemicals, or physical deterioration associated with production volume act to shorten their useful lives and thus require their frequent replacement. Examples include injection molds for plastic parts of high-tech devices or dies used in heavy equipment production.

Ideally, assessors should identify the industrial application and determine the actual service lives of equipment used in current production from owner declarations or surveys of average lives from individual manufacturers before classifying such property as Short-life.

Digital Cameras

Digital cameras fall into two basic categories: professional and snapshot. In recent years, consumer-grade, digital snapshot and video cameras have become a generic commodity. They offer small, flimsy LCD monitors, low image resolution, and lack advanced features like interchangeable lenses. Only snapshot cameras qualify as Short-life property.

INFORMATION SYSTEMS

Life expectancies for computers and peripherals fall into four broad categories:

PCs, Tablets, and associated peripherals .....Three (3) years
Mini-computers (AS 400, VAX) .....Three (3) years
Servers ..... Five (5) years
Mainframe Computers (IBM 360).....Seven (7) years

An information system consists of computers and peripheral equipment used for processing normal business transactions and the maintenance, retrieval, and analysis of business records.

A computer functions as a programmable, electronically-activated device capable of accepting information, applying prescribed processes to the information, and supplying the results of these processes with or without human intervention. It usually contains a central processing unit that provides storage, logic, arithmetic, and control capabilities. Observe that adding machines and electronic calculators do not fall into this category.

To assign appropriate expected lives to computing equipment, assessors need to recognize the differences among mainframes, servers, client computers and personal computers.

Recent advances in computing technology make differentiating mainframes, minicomputers and servers difficult, especially for laymen. When in doubt, consult manufacturer marketing divisions, service literature, or websites to determine how they classify their various product lines.

A mainframe serves as a high-performance computer used for large-scale computing environments that demand greater availability and security than smaller-scale machines can offer. Banks, government agencies, insurance companies, credit card companies, and other organizations that perform massive transaction processing typically use mainframe systems. It is also possible to obtain a server which contains many "blades," each of which is used for a single application.[2] Currently, there are blade servers that have as many as 160 blades.

Mainframes should not be confused with servers, or with a server that uses software to spin off many virtual servers, each with its own computer operating system. Servers usually cost considerably more than personal computers, have more processing power and substantial amounts of computer memory. They are therefore significantly more expensive than most personal computers and they are often kept in service longer than personal computers. Servers are often dedicated to specific tasks like

- Transaction processing (On Line Transaction or OLT servers)
- print queuing and printing (print server)
- running mission critical software, clustering, fail-over and load-balancing (application server)
- audio and video transmission (audio video server)
- exchanging short bursts of written information and opinions in an environment that offers real-time discussions (chat servers)
- sending and receiving faxes without using fax machines (fax server)
- File Transfer Protocol – moving files between computers while providing security and, organization, and transfer control (FTP server)

Historically, mainframes have been associated with centralized rather than distributed computing, although that distinction has blurred as smaller computers become more powerful and mainframes become more multi-purpose. Today, mainframes can serve both distributed users and smaller servers in computing networks. Interestingly, a mainframe actually resides within a server box.

[2] A major advantage of a blade server is that it dramatically reduces cabling requirements.

A key distinguishing feature of a mainframe is that it takes computing power away from end users and puts it in a central location. Another way to visualize a mainframe is to think of the computer as a super server, with multiple operating systems.

Here is a link to the Family Tree And Chronology of some of the older IBM Mainframes. This link will take you to the IBM page for System Z Mainframes.

By comparison, minicomputers are stand-alone computers (computer systems with attached terminals and other devices) sold to small and mid-size businesses for general business applications and to large enterprises for department-level operations. In recent years, the minicomputer has evolved into the "mid-range server" and is part of a network. IBM's AS/400e is a good example.

Peripheral equipment consists of the auxiliary machines which are designed to be placed under the control of a central processing unit. Peripheral equipment may include card readers, card punches, mass storage units, paper tape equipment, keypunches, data-entry devices, teleprinters, terminals, tape drives, disc drives, disc files, disc packs, visual image projector tubes, card sorters, plotters, collators, small inkjet printers, small laser printers, and small desktop all-in-one devices (e.g. printer/fax/scanner combination) that are sold as commodities in retail outlets and which are rapidly replaced as faster machines with new features are added.

Although one could classify computers by processor architecture, number of users supported, total system throughput, etc, ultimately the classification boils down to total system cost and the total time required to amortize the assets. Again, taxpayer records that reveal the actual service lives and disposition values of their own data processing equipment provide the best source of verifiable market data.

TAXABLE SOFTWARE (NOT ASSOCIATED WITH COMPUTER-INTEGRATED MACHINERY)

Expected Life ..... Three (3) years

Nevada law treats standard, prewritten software programs as tangible personal property.[3] A standard prewritten program, often called canned or off-the-shelf software, means a generic application not originally developed and produced for a specific user. This includes any programs, procedures, rules, and associated documentation pertaining to the operation of a computer system. Custom software programs consist of original, one-of-a-kind computer applications developed under contract exclusively for the particular requirements of a specific user. Custom computer programs qualify as exempt intangible personal property pursuant to NRS 361.228.

[3] **According to the IRS, "**Computer software is not a section 197 intangible even if acquired in connection with the acquisition of a business, if it meets all of the following tests.

- It is readily available for purchase by the general public.
- It is subject to a nonexclusive license.
- It has not been substantially modified.

If the software meets the tests above, it can be depreciated and may qualify for the section 179 expense deduction and the special depreciation allowance (if applicable)." http://www.irs.gov/publications/p225/ch07.html

COMPUTER-INTEGRATED MACHINERY

Expected Life ..... Seven (7) years

Computer integrated machinery, including its integrated programming or software, exhibits the following characteristics:

- The machinery and computer sell as a single unit.
- The machinery cannot operate without the computer and the computer cannot perform functions outside the machinery.
- The components of the computer form an integral, structural part of the equipment itself; it is not economically or functionally feasible to replace the computer without replacing the entire machine.
- For income tax purposes, depreciation accrues to the total cost of the machine and computer as a unit.
- The capabilities of the machine cannot be expanded by substituting a more complex computer for the original.
- Embedded programming or pre-loaded software designed primarily for the function of the machine into which it is integrated runs the computer.

Examples of computer-integrated machinery include computer driven mills; computer integrated manufacturing machinery; computer integrated fabrication machinery; computerized machine lathes; and computerized assembly machinery.

ROBOTS AND ROBOTIC DEVICES

Expected Life:

Industrial and Service Robots .....Ten (10) years
Medical Robots .....Seven (7) years
Robotic Devices..... Five (5) years

This category includes robots and robotic devices operating in both industrial and non-industrial environments. The assessor should assign expected lives to the robots and robotic devices separately. Any robotic machines or devices that do not meet the characteristics of a robot as set forth by the International Organization for Standardization (ISO) are not considered robot for personal property assessment purposes.

Robots and robotics are usually used interchangeably but robotics has a broader meaning than the term robots. The ISO created a differentiation between robotic devices and robots. **Robotic Devices** are "mechanisms developed with robotic technology but not fulfilling all characteristics of a robot." For example, *teleoperated remote manipulator, **haptic device**, end-effector, unpowered exoskeleton, two-axis industrial manipulator*. **Robots** are "programmed actuated mechanism with a degree of autonomy to perform locomotion, manipulation, or positioning."

Robots are mainly mechanical or hardware but also contain some level of programming (software component). The hardware or physical component includes the body/frame, central processing unit (CPU) or control system for processing and executing instructions, sensors for collecting data from the environment, actuators (motors) for physical movement, end effectors for completion of tasks, and power supply for providing energy to the robot. The software (program) is an integral part for robots to operate for its intended use. The combination of

programming software and control system provides the robot the capability to perform and complete its tasks. The software can be upgraded or modified depending on the business needs.

In general, robots are categorized by their primary use or intended application. Nowadays, the most common robot types include industrial robots used for manufacturing (e.g., automotive, aerospace, electronics, consumer goods, etc) and service robots used for retail and hospitality, healthcare, and logistic businesses. The following provides the definition and distinction between the industrial robot and the service robot in accordance with the ISO standards.

Industrial Robot

An industrial robot is "a multifunctional, reprogrammable, automatically controlled manipulator, programmable in three or more axes that can be fixed in one area or mobile for use in industrial automation applications" (ISO 8373:2012). Thus, industrial robots are fully autonomous machines that do not require human intervention and can be re-programmed to perform several functions such as welding, painting, assembly/disassembly, pick and place for printed circuit boards, packaging and labeling, palletizing, product inspection, material handling, cutting, or grinding, testing, etc. Single-purpose automated machines that cannot be re-programmed to perform other tasks or need a human operator are not considered industrial robot. Autonomous Mobile Robots (AMR) used in industrial environments that have less than three axes (movement) and lack of manipulation capabilities are not considered industrial robots. Robots not intended for industrial applications are also not considered industrial robot.

Six Major Types of Industrial Robots Based on Mechanical Structure:

1. Articulated Robots – most common industrial robot; emulate human arm (have three to six rotary joints) that allows a wide range of movement; capable of lifting heavy objects.
2. Cartesian Robots – have three prismatic joints for the movement of the tool and three rotary joints for its orientation in space (can only move linearly in three directions – forward and backward, up and down, and side to side); rigid in all three axes which makes them accurate.
3. Cylindrical Robots – characterized by rotary joint at the base and at least one prismatic joint connecting its links (can move vertically and horizontally); commonly used in small spaces and ideal for objects that require circular symmetry (e.g., wires, pipes).
4. Spherical (Polar) Robots – an older technology; a combination of two rotational joints and one linear joint creating a spherical-shaped working space; commonly used for painting and welding.
5. SCARA (Selective Compliance Assembly Robot Arm) Robots – characterized by two parallel joints which provide movement in X-Y plane; rotating shafts are positioned vertically at the effector; ideal for assembly application and palletization.
6. Delta Robots – consist of parallel links connected to a common base (spider-like arm); useful for direct control tasks and high maneuvering operations (pick-and-place).

Service Robot

A service robot is a robot "that performs useful tasks for humans or equipment excluding industrial automation applications." A degree of autonomy (full or partial) is required for service robots. Thus, service robots are either fully autonomous or operated by a built-in control system, with manual override options, and assist people by performing repetitive, dull, dirty, or dangerous tasks. Service robots are for professional use. Examples include logistics and delivery robots, social robots, restaurant/waiter robots, cleaning robots, disinfection robots, kitchen/chef robots, agricultural robots, aerial robots (drones), underwater robots, etc.

Medical Robot

The "new" ISO robotics vocabulary standard ISO 8373:2021 defines medical robots as a third category next to industrial and service robots. A medical robot is a robot intended to be used as medical electrical equipment or medical electrical systems. It is controlled by a surgeon (not autonomous). An example of medical robot is the Da Vinci Surgical System. Currently, it is the only surgical robot approved by the Food and Drug Administration (FDA) to perform surgical procedures. Da Vinci assists surgeons in performing gynecological surgeries, urological, head and neck, thoracic, colorectal, cardiac and general surgeries. This robot machine consists of three parts: the control center (which carry the surgeon's seat allowing a 3D-magnified, high-definition view and use of hand and foot controls); the patient cart (which holds the surgical instruments and the camera); and the vision cart (which contains a video screen). In line with high-tech electronic medical equipment, the medical robot is assigned a seven-year life.

COMPUTERIZED EQUIPMENT

Expected Life:

Free-standing computer system ..... Seven (7) years or
Generic personal computer .....Three (3) years
Equipment component.....NAICS industry class life

This category includes machines controlled by computers that sell as a separate unit from the machine and can perform additional functions outside the machine. The assessor should assign expected lives to the two components separately; the computer equipment has the same expected life as similar computer equipment; the machinery has the expected life assigned to its specific industry.

Examples include:

Computerized Machine Lathes,
Computerized Assembly Machinery,
Cash Management Systems,
3-D Printers.

HIGH-TECH MEDICAL DIAGNOSTIC EQUIPMENT

Expected Life ..... Five (5) years

High-tech medical diagnostic equipment exhibits these characteristics:

- Used in medical or dental facilities;
- Subject to accelerated functional and economic obsolescence caused by rapid technological development.

Examples include:

Cardiac Ultrasonic Scanners
CAT (Comp Tomography) Scanners
Diagnostic Ultrasounds

General Ultrasonic Scanners
MRI (Magnetic) Scanners
Nuclear Medicine Cameras
OB/GYN Ultrasonic Scanners
PET Scanners (Positron Emission)
All Portable Units of Same
Endoscopy Equipment (amnioscopes, angioscopes, arthroscopes, bronchoscopes, colonoscopes, cystoscopes, encephaloscopes, esophagoscopes, gastroscopes, hysteroscopes, laparoscopes, laryngoscopes, mediastinoscopes, nephroscopes, proctoscopes, rhinoscopes, thoracoscopes, endoscopy tower, endoscopy camera, endoscopy light sources, endoscopy video processors, insufflators, and electrosurgical units)

HIGH-TECH ELECTRONIC MEDICAL EQUIPMENT

Expected Life:

Cardiac laser units .....Three (3) years
Other items .....Seven (7) years

High-tech electronic medical equipment exhibits these characteristics:

- Used in medical or dental facilities;
- Subject to accelerated functional and economic obsolescence caused by rapid technological development.

Examples include patient monitors of all kinds:

Anesthesia Monitors, Machines and Devices
Apnea Monitors
Blood Pressure Monitors
Chart Recorders
Defibs
Dopplers
EEG Machines
EKG Machines
External Pace Makers
Heart Rate Devices
Medical Laser Units
Neurological Monitors
Oximeters
Oxygen Analyzers
Spirometers
Systolic Monitors
Temperature Monitors

OFFICE FURNITURE, RETAIL SALES EQUIPMENT, OTHER

This category includes furniture and equipment that can be found across industries.

Description	Life in Years
Air Conditioners	**15**
Air Conditioners, Window	**7**
Cash Registers (electronic)	**7**

Coin-wrap Equipment 15
Copy and Duplicating Machines 5
Cabinets and Shelving 15
Check-out Counters 15
Data Processing Equipment (See Also Information Systems) 7
Décor 15
Displays, Cases, and Racks 15
Mailing Machines 7
Office Furniture (Desks, Chairs, Filing Cabinets) 15
Office Kitchen Appliances (Microwave Ovens, Refrigerators) 15
POS – Point-of-Sale Computer Systems[4] 7
Signs[5] (Other than Billboards and electronic) 15
Signs, Electronic 7
Sound Systems (background and public address) 7

MOBILE OR MANUFACTURED HOMES

This section applies only to mobile or manufactured homes classified as personal property. Pursuant to NRS 361.561, those units identified as a "travel trailer," "utility trailer" and "van conversion," in Chapter 482 of NRS and any other vehicle required to be registered with the department of motor vehicles and public safety are subject to property tax unless registered and taxed pursuant to Chapter 371 of NRS. Such unregistered units and vehicles must be taxed in the manner provided in NRS 361.562 to 361.5644, inclusive.

The sticker issued pursuant to NRS 361.5643 must be affixed to a mobile or manufactured home in such a way that the sticker is clearly visible from the street. The window decal is not required for licensed mobile units or on units considered real property and may be issued at the option of the county assessor.

NRS 361.325(3) segregates mobile homes into two different categories for assessment purposes based on age. Mobile homes sold on or after July 1, 1982 shall be classified according to those factors which most closely determine their useful lives. In establishing the value of other mobile homes, the commission shall begin with the retail selling price and depreciate it by 5 percent per year, but not below 20 percent of its original amount. The assessment ratio in all cases is 35 percent of the computed taxable values. See NAC 361.130 for additional information on the calculation of value for mobile homes.

Depreciation schedules and cost conversion factors apply to the 2025-26 Secured and Unsecured Tax Rolls. The 2025-26 Cost Conversion Index for Mobile or Manufactured Homes appears on pages 8-9 of this manual.

[4] Point-of-Sale systems include all peripherals and handheld devices used to take electronic payments or to collect related data with the exception of smartphones, tablets and POS tablets. Smartphones, tablets and POS tablets should be given a three-year life.

[5] See Appendix E to determine whether signs are real or personal property. Personal property signs include vinyl and fabric banners and sign-waving mannequins.

BILLBOARDS

NRS 361.013 defines a billboard as ". . . a sign that directs attention to a business, commodity, service, entertainment or attraction that is sold, offered or exists at a location other than the premises on which the sign is located."

NRS 361.227 requires that depreciation of a billboard must be calculated at 1.5 percent of the cost of replacement for each year after the year of acquisition of the billboard, up to a maximum of 50 years. Additional information on the calculation of billboards may be found in NAC 361.1305.

Depreciation schedules and cost conversion factors apply to the 2025-26 Secured and Unsecured Tax Rolls. The 2025-26 Cost Conversion Index for Billboards may be found on pages 10-11 of this manual.

LIFE EXPECTANCY GUIDELINES

2026-27 PERSONAL PROPERTY MANUAL

NAICS Industry Code.....Description.....Life in Years

11 AGRICULTURE AND FORESTRY

For the purposes of this manual, the following descriptions apply only to those items which can be classified as Personal Property. The designated life does not apply to Real Property or fixtures which have been converted to Real Property.

111 Crop Production 15

Personal property includes machinery and equipment such as tractors, combines, hay balers, forage harvesters, unlicensed farm vehicles including utility trailers, wagons and utensils used to grow crops mainly for food and fiber. The subsection comprises establishments, such as farms, orchards, groves, greenhouses, and nurseries, primarily engaged in growing crops, plants, vines, or trees (including Christmas trees) and their seeds.

Itemized Equipment

Fertilizer Distribution 10
Laser sending and receiving equipment 10
Seed cleaning machinery and equipment 20
Seed cleaning equipment – portable 10

112 Animal Production 15

Personal property includes machinery and equipment used to raise or fatten animals for the sale of animals or animal products. The subsection comprises establishments, such as ranches, farms, and feedlots primarily engaged in keeping, grazing, breeding, or feeding animals. These animals are kept for the products they produce or for eventual sale.

Itemized Equipment

1125 Animal Aquaculture, including nets and pens 7
11212 Dairy Production 15
1123 Egg Packing Equipment 20

113 Forestry and Logging 15

Personal property includes machinery and equipment used to: (1) cut timber; (2) cut and transport timber; and (3) produce wood chips in the field, including stationary saw mills, skidders, and log loaders.

Itemized Equipment

Chain saws 7
Portable saw mill 7

21 MINING

For the purposes of this manual, the following descriptions apply only to those items which can be classified as Personal Property. The designated life does not apply to Real Property or fixtures which have been converted to Real Property.

2111 Oil and Gas Extraction 20

Personal property used in oil and gas extraction are used to explore for crude petroleum and natural gas. A typical example of personal property in this category would include inventory and spare parts.

Itemized Equipment

Bolted and fiberglass tanks 15

Drilling rigs 15

Heaters, treaters, knockout dryer, separators, conditioning equipment 15

LACT units, metering devices, manifolds 15

Motors, engines, drive units 10

Secondary recovery (injection pumps, re-pressure equipment) 15

Transformers 30

2122 Metal Ore Mining 15

Personal property used in developing the mine site, mining or quarrying dimension stone. A typical example of personal property in this category would include inventory and spare parts.

Itemized Equipment

Oxygen generation 20

Mobile equipment, heavy use* 7

2123 Nonmetallic Mineral Mining and Quarrying 15

Personal property used in developing the mine site, mining or quarrying dimension stone. A typical example of personal property in this category would include inventory and spare parts.

* Heavy use is defined as in operation for more than one shift per day, seven days a week. Mining mobile equipment eligible for this category includes haul packs, loaders, shovels, dozers, graders, backhoes, drilling trucks, and excavators.

22 UTILITIES

For the purposes of this manual, the following descriptions apply only to those items which can be classified as Personal Property. The designated life does not apply to Real Property or fixtures which have been converted to Real Property.

2211 Electric Power Generation, Transmission, and Distribution 30

Personal property used in generating, transmitting, and/or distributing electric power. A typical example of personal property in this category would include inventory and spare parts.

2212 Natural Gas Distribution 30

Personal property used in (1) operating gas distribution systems (e.g., mains, meters); (2) establishments known as gas marketers that buy gas from the well and sell it to a distribution system; (3) establishments known as gas brokers or agents that arrange the sale of gas over gas distribution systems operated by others; and (4) establishments primarily engaged in transmitting and distributing gas to final consumers. A typical example of personal property in this category would include inventory and spare parts.

2213 Water, Sewage, and Other Systems 30

Personal property used in establishments primarily engaged in operating water treatment plants and/or operating water supply systems. A typical example of personal property in this category would include inventory and spare parts.

221330 Steam and Air-Conditioning Supply 30

Personal property used in providing steam, heated air, or cooled air. A typical example of personal property in this category would include inventory and spare parts.

23 CONSTRUCTION

For the purposes of this manual, the following descriptions apply only to those items which can be classified as Personal Property. The designated life does not apply to Real Property or fixtures which have been converted to Real Property.

236 Construction of Buildings 15

237 Heavy and Civil Engineering Construction 15

238 Specialty Trade Construction 15

Personal property used primarily in the construction of buildings, major engineering projects such as highways and dams, and specialty trades such as pouring concrete, site preparation, plumbing, painting, and electrical work. Includes fixed load and mobile equipment such as:

Air compressors

Motor graders/leveling graders

238 Specialty Trade Construction *continuation…*

Air drills
Asphalt plants
Asphalt spreaders
Backhoe/loaders
Carryalls
Cement mixers/spreaders
Crusher/crushing plant
Roadrollers/sheepsfoot rollers
Crawler cranes/ tractors
Ditchers/diggers
Earthmoving scrapers
Excavators
Fork lifts
Front end loaders / bucket loaders
Mixmobiles
Paving equipment
Portable shop
Portable storage bins
Portable storage tanks
Power hoists
Power shovels
Sand classifiers and drags
Scarifiers and rollers
Scrap metal balers
Scrubber screens and plant feeders
Welder
Wiring Equipment

Itemized Equipment

Cranes

Bridge	20
Jib	20
Mobile Telescopic	10
Electric generating equipment	20
Electronic controlled infrared/laser instruments	10
Power tools (saws, drills, etc.)	7
Hand tools	7
Mobile equipment, heavy use[6]	7

[6] Heavy use is defined as in operation for more than one shift per day, seven days a week

31 MANUFACTURING

For the purposes of this manual, the following descriptions apply only to those items which can be classified as Personal Property. The designated life does not apply to Real Property or fixtures which have been converted to Real Property.

311 Food 15

Personal property used in this industry transform livestock and agricultural products into products for intermediate or final consumption. The food products manufactured in these establishments are typically sold to wholesalers or retailers for distribution to consumers, but establishments primarily engaged in retailing bakery and candy products made on the premises not for immediate consumption are included. Includes equipment such as walk-in coolers, freezers and other refrigeration, grain tanks, bottling and canning equipment in the following industries:

3111	Animal food manufacturing
3112	Grain and oil seed milling
3113	Sugar and confectionery product manufacturing
3114	Fruit and vegetable preserving and specialty food manufacturing
31141	Frozen food manufacturing
31142	Fruit and vegetable canning
3115	Dairy product manufacturing
3116	Animal slaughtering and processing
3117	Seafood product preparation and packaging
3118	Bakeries and tortilla manufacturing
311811	Retail bakeries
311812	Commercial bakeries
3119	Other food manufacturing, such as honey processing

Itemized Equipment

Cereal manufacturing 20

Grain elevators, non-farm 20

Mechanical portion of packing and sorting line equipment 2nd view 30

Electronic portion of line equipment[7] 10

312 Beverage and Tobacco Product Manufacturing 15

Personal property used to manufacture beverages and tobacco products. Please note that ice manufacturing, while not a beverage, is included with nonalcoholic beverage manufacturing because it uses the same production process as water purification.

[7] If electronic component's original cost cannot be separated from other line assets, use 20 years.

312 **Beverage and Tobacco Product Manufacturing** *continuation…*

Manufacturing processes include:

31211 Soft drink manufacturing

31212 Breweries

31213 Wineries

31214 Distilleries

Itemized Equipment

Cold Storage and Ice-making equipment 20

313 **Textile Mills** **15**

Personal property used in the main processes in this industry which include preparation and spinning of fiber, knitting or weaving of fabric, and the finishing of the textile.

314 **Textile Product** **15**

Personal property used in creation of textile products. With a few exceptions, processes used in this industry are generally cut and sew (i.e., purchasing fabric and cutting and sewing to make non-apparel textile products, such as sheets and towels).

315 **Apparel Manufacturing** **15**

Personal property used in the Apparel Manufacturing industry. This industry includes a diverse range of establishments manufacturing full lines of ready-to-wear apparel and custom apparel: apparel contractors, performing cutting or sewing operations on materials owned by others; jobbers performing entrepreneurial functions involved in apparel manufacture; and tailors, manufacturing custom garments for individual clients.

316 **Leather and Allied Product Manufacturing** **15**

Personal property used to transform hides into leather by tanning or curing and fabricating the leather into products for final consumption. It also includes the manufacture of similar products from other materials, including products (except apparel) made from "leather substitutes," such as rubber, plastics, or textiles It includes dyeing or dressing furs.

321 **Wood Product Manufacturing** **15**

The production processes of the Wood Product Manufacturing sub sector include sawing, planing, shaping, laminating, and assembling of wood products starting from logs that are cut into bolts, or lumber that then may be further cut, or shaped by lathes or other shaping tools. The lumber or other transformed wood shapes may also be subsequently planed or smoothed, and assembled into finished products, such as wood containers.

322 **Paper Manufacturing** 15

3221 **Pulp, paper and paperboards mills** 15

Personal property used in the manufacturing of pulp and involves separating the cellulose fibers from other impurities in wood or used paper. The manufacturing of paper involves matting these fibers into a sheet.

3222 **Converted Paper Product Manufacturing** 15

Personal property used in the manufacture of paperboard containers including corrugating, cutting, and shaping machinery to form paperboard into containers. Paper bag and coated and treated paper manufacturing establishments cut and coat paper and foil. Stationery product manufacturing establishments make a variety of paper products used for writing, filing, and similar applications. Other converted paper product manufacturing includes, in particular, the conversion of sanitary paper stock into such things as tissue paper and disposable diapers.

323 **Printing and related support activities** 15

Personal property including presses, used to transfer an image from a plate, screen, film, or computer file to some medium, such as paper, plastics, metal, textile articles, or wood. The most prominent of these methods is to transfer the image from a plate or screen to the medium (lithographic, gravure, screen, and flexographic printing). When publishing and printing are done in the same establishment, the establishment is classified under Industry Code 51, Information.

Itemized Equipment

Digital or *non-impact printing equipment* 5

(Uses a computer file to directly "drive" the printing mechanism to create the image)

Blue Print Machines 15

Blue Print Machines – small table model 7

3-D Printers 7

324 **Petroleum and Coal Products Manufacturing** 20

Personal property used to transform crude petroleum and coal into usable products. The dominant process is petroleum refining that involves the separation of crude petroleum into component products through such techniques as cracking and distillation. Products such as asphalt coatings and petroleum lubricating oils are made.

325 **Chemical Manufacturing** 15

3251 **Basic Chemical Manufacturing** 15

Personal property used in both basic chemical processes, such as thermal cracking and distillation, and in petrochemical processes, such as (1) manufacturing acyclic (i.e., aliphatic) hydrocarbons such as ethylene, propylene, and butylenes made from refined petroleum or liquid hydrocarbon and/or (2) manufacturing cyclic aromatic hydrocarbons such as benzene, toluene, styrene, xylene, ethyl benzene, and cumene made from refined petroleum or liquid hydrocarbons.

3254 **Pharmaceutical and Medicine Manufacturing** 15

Personal property used in one or more of the following: (1) manufacturing biological and medicinal products; (2) processing (i.e., grading, grinding, and milling) botanical drugs and herbs; (3) isolating active medicinal principals from botanical drugs and herbs; and (4) manufacturing pharmaceutical products intended for internal and external consumption in such forms as ampoules, tablets, capsules, vials, ointments, powders, solutions, and suspensions.

3255 **Paint, Coating, and Adhesive Manufacturing** 15

Personal property used to (1) mix pigments, solvents, and binders into paints and other coatings, such as stains, varnishes, lacquers, enamels, shellacs, and water repellant coatings for concrete and masonry, and/or (2) manufacture allied paint products, such as putties, paint and varnish removers, paint brush cleaners, and frit.

326 **Plastics and Rubber Products** 15

3261 **Plastics Product Manufacturing** 15

Personal property used in processing new or spent (i.e., recycled) plastics resins into intermediate or final products, using such processes as compression molding; extrusion molding; injection molding; blow molding; and casting.

Itemized Equipment

Special tools 7

3262 **Rubber Product Manufacturing** 15

Personal property used in the industry group comprised of establishments primarily engaged in processing natural, and synthetic or reclaimed rubber materials into intermediate or final products using processes such as vulcanizing, cementing, molding, extruding, and lathe-cutting.

Itemized Equipment

Special tools 7

327 Nonmetallic Mineral Product..... 20

Personal property used to transform mined or quarried nonmetallic minerals, such as sand, gravel, stone, clay, and refractory materials, into products for intermediate or final consumption. Processes used include grinding, mixing, cutting, shaping, and honing.

3271 Clay Product and Refractory Manufacturing 15

Personal property used in shaping, molding, glazing, and firing pottery, ceramics, and plumbing fixtures made entirely or partly of clay or other ceramic materials.

3272 Glass and Glass Product Manufacturing..... 15

Personal property used in manufacturing glass and/or glass products. Establishments in this industry may manufacture glass and/or glass products by melting silica sand or cullet or purchasing glass.

Itemized Equipment

Special tools 5

3273 Cement and Concrete Product Manufacturing 20

Personal property used in manufacturing Portland, natural, masonry, pozzalanic, and other hydraulic cements.

Itemized Equipment

Quarry equipment{XE "quarry equipment} (Yahoo search)..... 15

Portable ready-mix plants 15

3274 Lime and Gypsum Product Manufacturing 20

Personal property used in manufacturing lime from calcitic limestone, dolomitic limestone, or other calcareous materials, such as coral, chalk, and shells. Lime manufacturing establishments may mine, quarry, collect, or purchase the sources of calcium carbonate.

3279 Abrasive Product Manufacturing..... 20

Personal property used in manufacturing abrasive grinding wheels of natural or synthetic materials, abrasive-coated products, and other abrasive products.

327991 Cut Stone and Stone Product Manufacturing..... 15

Personal property used in cutting, shaping, and finishing granite, marble, limestone, slate, and other stone for building and miscellaneous uses. Stone product manufacturing establishments may mine, quarry, or purchase stone.

331 Primary Metal Manufacturing 20

Personal property used to smelt and/or refine ferrous and nonferrous metals from ore, pig or scrap, using electrometallurgical and other process metallurgical techniques. Metal alloys and super alloys are also manufactured by introducing other chemical elements to pure metals. The output of smelting and refining, usually in ingot form, is used in rolling, drawing, and extruding operations to make sheet, strip, bar, rod, or wire, and in molten form to make castings and other basic metal products.

Includes:

3311 Iron and Steel Mills and Ferroalloy Manufacturing

Itemized Equipment

Special Tools 7

332 Fabricated Metal Product Manufacturing 15

Personal property is used to transform metal into intermediate or end products, other than machinery, computers and electronics, and metal furniture or treating metals and metal formed products fabricated elsewhere. Important fabricated metal processes are forging, stamping, bending, forming, and machining, used to shape individual pieces of metal; and other processes, such as welding and assembling, used to join separate parts together.

Itemized Equipment

Special Tools 5

333 Machinery Manufacturing 15

Personal property used to create end products that apply mechanical force, for example, the application of gears and levers, to perform work. Some important processes for the manufacture of machinery are forging, stamping, bending, forming, and machining that are used to shape individual pieces of metal. Processes, such as welding and assembling are used to join separate parts together. Although these processes are similar to those used in metal fabricating establishments, machinery manufacturing is different because it typically employs multiple metal forming processes in manufacturing the various parts of the machine.

333314 Optical Instrument and Lens Manufacturing 15

Personal property used in: (1) manufacturing optical instruments and lens, such as binoculars, microscopes (except electron, proton), telescopes, prisms, and lenses (except ophthalmic); (2) coating or polishing lenses (except ophthalmic); and (3) mounting lenses (except ophthalmic).

334 Computer and Electronic Product Manufacturing 7

Personal property used in the manufacture of computers, computer peripherals, communications equipment, and similar electronic products and components. The design and use of integrated circuits and the application of highly specialized miniaturization

technologies are common elements in the production technologies of the computer and electronic industry.

3341 Computer and Peripheral Equipment Manufacturing 7

Personal property used in manufacturing and/or assembling electronic computers, such as mainframes, personal computers, workstations, laptops, and computer servers; and computer peripheral equipment, such as storage devices, printers, monitors, input/output devices and terminals.

Personal property used in manufacturing wire telephone and data communications equipment. These products may be standalone or board-level components of a larger system. Examples of products made by these establishments are central office switching equipment, cordless telephones (except cellular), PBX equipment, telephones, telephone answering machines, LAN modems, multi-user modems, and other data communications equipment, such as bridges, hubs, routers, and gateways.

3343 Audio and Video Equipment Manufacturing 10

Personal property used in manufacturing electronic audio and video equipment for home entertainment, motor vehicle, public address and musical instrument amplifications. Examples of products made include video cassette recorders, televisions, stereo equipment, speaker systems, household-type video cameras, jukeboxes, and amplifiers for musical instruments and public address systems.

3344 Semiconductor and Other Electronic Components 5

Personal property used in manufacturing semiconductors and other components for electronic applications. Examples of products made by these establishments are capacitors, resistors, microprocessors, bare and loaded printed circuit boards, electron tubes, electronic connectors, and computer modems.

Includes:

clean room equipment, crystal growing equipment, deionized water systems, encapsulation equipment, photo mask and wafer manufacturing equipment, semiconductor chemical and gas systems, semiconductor electrical systems, and semiconductor test equipment.

3345 Navigation, Measuring, Medical, Control Instrument Manufacturing 7

Personal property used in manufacturing navigational, measuring, electro medical, and control instruments. Examples of products made by these establishments are aeronautical instruments, appliance regulators and controls (except switches), laboratory analytical instruments, navigation and guidance systems, and physical properties testing equipment.

335 Electrical Equipment, Appliance, and Component Manufacturing 15

Personal property used to manufacture products that generate, distribute and use electrical power, such as electric lamp bulbs, lighting fixtures, small and major electrical appliances, electric motors, generators, transformers, switchgear apparatus, devices for storing electrical power (e.g., batteries), for transmitting electricity (e.g., insulated wire), and wiring devices (e.g., electrical outlets, fuse boxes, and light switches).

336 Transportation Equipment Manufacturing 15

Personal property used in production processes similar to those of other machinery manufacturing establishments - bending, forming, welding, machining, and assembling metal or plastic parts into components and finished products.

The section includes:

3361 Motor Vehicle Manufacturing

3362 Motor Vehicle Body & Trailer Manufacturing

3363 Motor Vehicle Parts Manufacturing

3365 Railroad Rolling Stock Manufacturing

3364 Aerospace Product and Parts Manufacturing..... 15

Personal property used in one or more of the following: (1) manufacturing complete aircraft, missiles, or space vehicles; (2) manufacturing aerospace engines, propulsion units, auxiliary equipment or parts; (3) developing and making prototypes of aerospace products; (4) aircraft conversion (i.e., major modifications to systems); and (5) complete aircraft or propulsion systems overhaul and rebuilding (i.e., periodic restoration of aircraft to original design specifications).

This section includes:

336412 Aircraft Engine and Engine Parts Manufacturing

337 Furniture and Related Product Manufacturing 10

Personal property used to make furniture and related articles, such as mattresses, window blinds, cabinets, and fixtures. The processes used in the manufacture of furniture include the cutting, bending, molding, laminating, and assembly of such materials as wood, metal, glass, plastics, and rattan.

339 Miscellaneous Manufacturing 15

Personal property used in the manufacture of products as diverse as medical equipment and supplies, jewelry, sporting goods, toys, and office supplies.

33991 Jewelry and Silverware Manufacturing 15

Personal property used in: (1) manufacturing, engraving, chasing, or etching jewelry; (2) manufacturing metal personal goods (i.e., small articles carried on or about the person, such as compacts or cigarette cases); (3) manufacturing, engraving, chasing, or etching precious metal solid, precious metal clad, or pewter cutlery and flatware; (4) manufacturing, engraving, chasing, or etching personal metal goods (i.e., small articles carried on or about the person, such as compacts or cigarette cases); (5) stamping coins; (6) manufacturing unassembled jewelry parts and stock shop products, such as sheet, wire, and tubing; (7) cutting, slabbing, tumbling, carving, engraving, polishing, or faceting precious or semiprecious stones and gems; (8) re-cutting, re-polishing, and setting gem stones; and (9) drilling, sawing, and peeling cultured and costume pearls.

42 WHOLESALE TRADE

For the purposes of this manual, the following descriptions apply only to those items which can be classified as Personal Property. The designated life does not apply to Real Property or fixtures which have been converted to Real Property.

423 Wholesale Trade Fixtures and Equipment 15

Trade fixtures (as opposed to fixtures) and equipment are used in establishments engaged in wholesaling merchandise, generally without transformation, and rendering services incidental to the sale of merchandise. Wholesalers sell merchandise to other businesses and normally operate from a warehouse or office. See also separate listings for specific types of equipment.

423440 Other Commercial Equipment Merchant Wholesalers (lockers (except refrigerated) merchant wholesalers) Example: Product Delivery Lockers retail and e-commerce.

423740, Refrigeration Equipment and Supplies Merchant Wholesalers (lockers, refrigerated, merchant wholesalers) Example: Product Delivery Lockers retail and e-commerce.

44 RETAIL TRADE

For the purposes of this manual, the following descriptions apply only to those items which can be classified as Personal Property. The designated life does not apply to Real Property or fixtures which have been converted to Real Property.

Includes the personal property for the following:

441 **Motor Vehicle and Parts Dealers** 15

442 **Furniture and Home Furnishing Stores** 15

443 **Electronics and Appliance Stores** 15

444 **Building Material and Garden Equipment and Supply Stores** 15

445 **Food and Beverage Stores (including Convenience Stores)** 15

446 **Health and Personal Care Stores** 15

447 **Gasoline Stations** 15

448 **Clothing and Clothing Accessories Stores** 15

451 **Sporting Goods, Hobby, Book, and Music Stores** 15

452 **General Merchandise Stores** 15

453 **Miscellaneous Store Retailers, including** 15

4531 Florists 15

454 **Non-store Retailers** 15

See also separate listings for specific types of equipment.

48 TRANSPORTATION AND WAREHOUSING

For the purposes of this manual, the following descriptions apply only to those items which can be classified as Personal Property. The designated life does not apply to Real Property or fixtures which have been converted to Real Property.

481 **Air Transportation** 20

Personal property includes most airplanes; helicopters (rotorcraft); drones weighing over 50 pounds; and aircraft, all of which have a life of 20 years. There are some exceptions, which are itemized below.

Itemized Equipment

Kit built Aircraft 15

Gliders 15

Hot Air Balloons 15

Experimental Aircraft 15

Drones weighing 50 pounds or less 10

482 Rail Transportation..... 20

482112 Short Line Railroads

Itemized Equipment

Railroad Rolling Stock 20

483 Water Transportation 20

Personal property used in providing inland water transportation of passengers and/or cargo on lakes, rivers, or intracoastal waterways.

484 Truck Transportation 10

Itemized Equipment

Light Trucks 7

General freight Trucks 10

Tractor-trailers 10

485 Transit and Ground Passenger Transportation 10

Personal property includes equipment used in Transit and Ground Passenger Transportation. This industry includes a variety of passenger transportation activities, such as urban transit systems; chartered bus, school bus, and interurban bus transportation and taxis.

Itemized Equipment

Buses..... 15

Automobiles, unlicensed..... 7

492 Couriers and Messengers 15

Personal property used in the provision of intercity and/or local delivery of parcels. These articles can be described as those that may be handled by one person without using special equipment. Messengers, which usually deliver within a metropolitan or single urban area, may use bicycle, foot, small truck, or van.

493 Warehousing and Storage..... 15

Personal property used in operating warehousing and storage{XE “storage:} facilities for general merchandise, refrigerated goods, and other warehouse products. These establishments provide facilities to store goods. They do not sell the goods they handle.

For the purposes of this manual, the following descriptions apply only to those items which can be classified as Personal Property. The designated life does not apply to Real Property or fixtures which have been converted to Real Property.

511 Publishing Industries 15

Personal property used in the publishing of newspapers, magazines, other periodicals, and books, as well as directory and mailing list and software publishing.

512 Motion Picture Production and Sound Recording 7

Personal property used in the production and/or distribution of motion pictures, videos, television programs, or commercials; in the exhibition of motion pictures; or in the provision of postproduction and related services. Sound recording machinery and equipment is used in producing and distributing musical recordings, in publishing music, or in providing sound recording and related services.

512131 Motion Picture Theaters 15

Includes projection equipment, furniture and trade fixtures.

515 Broadcasting and Telecommunications ..... *See Categories*

51511 Radio Broadcasting..... 10

Personal property used in broadcasting audio signals. These establishments operate radio broadcasting studios and facilities for the transmission of aural programming by radio to the public, to affiliates, or to subscribers. In recognition of the FCC change from analog to digital broadcasting equipment in radio, television, and cable industries, all analog equipment MAY be valued using a seven-year life. All other equipment will remain at the life indicated. The assessor will still be responsible for measuring obsolescence if any.

Itemized Equipment

Radio Production Equipment 7

Service and Repair Equipment 10

51512 Television Broadcasting 10

Personal property used in broadcasting images together with sound. These establishments operate television broadcasting studios and facilities for the programming and transmission of programs to the public. In recognition of the FCC mandated change from analog to digital broadcasting equipment in radio, television, and cable industries, all analog equipment MAY be valued using a three-year life. All other equipment will remain at the life indicated. The assessor will still be responsible for measuring obsolescence if any.

Itemized Equipment

Television Production Equipment 7

Service and Repair Equipment 10

517 Telecommunications ..... *See Itemized Equipment*

Wired telecommunications personal property used in (1) operating and maintaining switching and transmission facilities to provide point-to-point communications via landlines, microwave, or a combination of landlines and satellite linkups or (2) furnishing telegraph and other non-vocal communications using their own facilities. Wireless telecommunications assets are used in operating and maintaining switching and transmission facilities that provide omni-directional communications via airwaves, such as cellular telephone or paging services. For handheld devices used to take electronic payments, see Point-of-Sale descriptions.

Itemized Equipment

Central Office Equipment, except computer-based switching equipment 15

Computer-based switching equipment 5

Distribution Plant (if personal property) 30

Fiber optic cable 15

Paging Systems 5

Microwave Systems, except towers 10

Station Equipment 10

Telephone equipment, including, telex, facsimile and Two-Way Radio 5

Cellular Telephones, Smartphones, Hand-helds, Tablets and POS Tablets, and PDAs..... 3

517110 Cable and Other Program Distribution .... *See Itemized Equipment*

Personal property used in distribution systems for broadcast programming. Head end assets are defined as the electronic control center -- generally located at the antenna site of a CATV system -- usually including antennas, preamplifiers, frequency converters, demodulators, modulators and other related equipment which amplify, filter and convert incoming broadcast TV signals to cable system channels. Microwave systems include assets such as antennas, transmitting and receiving equipment, and broad band microwave assets. Program origination equipment includes assets such as cameras, film chains, video tape recorders, lighting, and remote location equipment excluding vehicles. Service and test assets include oscilloscopes, field strength meters, spectrum analyzers, and cable testing equipment. Subscriber connection and distribution systems include assets such as trunk and feeder cable, connecting hardware, amplifiers, power equipment, passive devices, directional taps, pedestals, pressure taps, drop cables, matching transformers, multiple set connector equipment, and converters. In recognition of the FCC mandated change from analog to digital broadcasting equipment in radio, television, and cable industries all analog equipment MAY be valued using a seven-year life. All other equipment will remain at the life indicated. The assessor will still be responsible for measuring obsolescence if any.

Itemized Equipment

Coaxial Cable, installed inside buildings 15
Fiber Optic Cable 15
Head end Equipment, except towers 10
Microwave Systems, except towers 10
Program Origination Equipment 10
Satellite Dish Relay; Earth station equipment 10
Box converters having specialized computer components 3
Service and Test Equipment 10
Subscriber Connection and Distribution Systems 10

518 Internet Service Providers, Web Search Portals, and Data Processing Services

For life expectancy, please see Special Properties

Personal property assets used by Internet Service Providers, Web Search Portals, and Data Processing Services to provide: (1) access to the Internet; (2) search facilities for the Internet; and (3) data processing, hosting, and related services.

519 Other Information Services 15

Personal property assets used in supplying information, storing information, providing access to information, and searching and retrieving information. The main components of this group are news syndicates, libraries, and archives. It includes law and medical libraries.

53 REAL ESTATE, RENTAL, AND LEASING

For the purposes of this manual, the following descriptions apply only to those items which can be classified as Personal Property. The designated life does not apply to Real Property or fixtures which have been converted to Real Property.

532 Rental and Leasing Services 15

Personal property includes a wide array of tangible goods, such as automobiles, computers, consumer goods, and industrial machinery and equipment, to customers in return for a periodic rental or lease payment.

Itemized Equipment

Formal wear and costume rental 3
Bottled water Dispensers & Equipment 7
Furniture Rental & Leasing 7
Heavy equipment ..... *See Construction (Code 23)*
Lawn and Garden equipment 7

Linens and Uniforms 3
Musical Instrument rentals 7
Rent-to-Own Merchandise 7
Ski Equipment Rentals 7
Video Tapes ..... *See Special Properties*
See also separate listings for specific types of equipment.

54 PROFESSIONAL, SCIENTIFIC, & TECHNICAL SERVICES

For the purposes of this manual, the following descriptions apply only to those items which can be classified as Personal Property. The designated life does not apply to Real Property or fixtures which have been converted to Real Property.

- See Itemized Equipment

Itemized Equipment

Laboratory equipment , except electronic and computerized 15
Laboratory equipment, electronic and computerized 7
Medical and law libraries (*See also other information services*)..... 15
Photography 15
Professional and scientific equipment (*See also NAICS Code 3345*) 7
Professional libraries..... 15

Surveying Equipment

GPS 7
Non-GPS 15

56 WASTE MANAGEMENT AND REMEDIATION SERVICES

For the purposes of this manual, the following descriptions apply only to those items which can be classified as Personal Property. The designated life does not apply to Real Property or fixtures which have been converted to Real Property.

5616 Investigation and Security Services 15

Personal property includes burglar and fire alarms and locking devices, along with equipment necessary for installation, repair, or monitoring services or (2) remote monitoring of electronic security alarm systems.

Itemized Equipment

Closed Circuit TV – Camera System 7
Firearms 20

Locksmith Equipment, including:

Mechanical and electronic locking devices 20

Safes and security vaults 20

5617 Services to Buildings and Dwellings 15

Includes the fixtures and equipment for the following:

56171 Exterminating and Pest Control Services
56172 Janitorial Services
56173 Landscaping Services
56174 Carpet and Upholstery Cleaning Services

Itemized Equipment

Carpet Cleaning 15

Lawn mowing Equipment 7

562 Waste Management and Remediation Services 10

Personal property used in the collection, treatment, and disposal of waste materials. This includes establishments engaged in local hauling of waste materials; operating materials recovery facilities (i.e., those that sort recyclable materials from the trash stream); providing remediation services (i.e., those that provide for the cleanup of contaminated buildings, mine sites, soil, or ground water); and providing septic pumping and other miscellaneous waste management services.

Itemized Equipment

Garbage Dumpsters..... 10

Portable toilets 10

62 HEALTH CARE AND SOCIAL ASSISTANCE

For the purposes of this manual, the following descriptions apply only to those items which can be classified as Personal Property. The designated life does not apply to Real Property or fixtures which have been converted to Real Property.

621 Ambulatory Health Care Services 15

Personal property used by health practitioners in the provision of outpatient services, with the facilities and equipment not usually being the most significant part of the production process. Includes the fixtures and equipment for the following:

6211 Offices of Physicians

6212 Offices of Dentists

6213 Offices of Other Health Practitioners, including Chiropractors, Optometrists, Mental Health Practitioners, and Physical, Occupational, and Speech Therapists

Medical and Dental Instruments Not Otherwise Noted in Special Properties, include:

All Portable Units of Same

Angiographic X-ray units
Chest X-ray Units
Dental X-ray Units
Exam tables and chairs
Fluorographic X-ray Units
Lensometer
Mammographic X-ray Units
Mesoptometers
Microscopes
Portable X-ray Units
Radiographic X-ray Units
Special Procedure X-ray Units
Sterilizers

622 Hospitals 15

Personal property used to provide inpatient health services, particularly specialized facilities and equipment that form a significant and integral part of the production process. *See list above for examples of equipment.*

See also Special Properties for Medical Diagnostic and Medical Lab.

6244 Child Day Care Facilities 10

Personal property used in providing day care of infants or children.

71 ARTS, ENTERTAINMENT, AND RECREATION

For the purposes of this manual, the following descriptions apply only to those items which can be classified as Personal Property. The designated life does not apply to Real Property or fixtures which have been converted to Real Property.

711 Performing Arts, Spectator Sports, and Related 10

Includes projection equipment, furniture and trade fixtures such as movable set props, aerial and acrobatic equipment, rigging, costumes, production lighting, and special effects equipment.

Itemized Equipment

Electronic Equipment including Sound Systems 7
Seating, stages including fixed set designs, hydraulics, fountains 15
Support operations, including equipment and furniture for dressing rooms, ticket booths, snack bars, offices ..... 15[8]
Water tanks..... 20[9]

[8] May be considered to be real property fixtures. The cost may be established from Marshall & Swift.

711212 Car racing – race cars 3

713 Amusement, Gambling and Recreation Industries 15

Personal property used to (1) operate facilities where patrons can primarily engage in sports, recreation, amusement, or gambling activities and/or (2) provide other amusement and recreation services, such as supplying and servicing amusement devices in places of business operated by others; operating sports teams, clubs, or leagues engaged in playing games for recreational purposes; and guiding tours without using transportation equipment.

Itemized Equipment

Amusement Park (does not include structures) 15
Bowling Alley Pinsetters and Other Equipment 15
Bowling Electronic Scoring Machines 7

Gaming Equipment:
Electronic Slots, or Computers 7
Player Tracking Systems 7
Mechanical Slots 15
Other 15
Golf Carts, Electric 7
Golf Course Machinery and Equipment, except Lawn Mowing Equipment 15
Golf Course Lawn Mowing Equipment 7
Juke Box 15
Ski Area Equipment: Snow Cats and Packers 7
Ski Rentals 7
Video and Flipper Games 7

72 ACCOMMODATION AND FOOD SERVICES

For the purposes of this manual, the following descriptions apply only to those items which can be classified as Personal Property. The designated life does not apply to Real Property or fixtures which have been converted to Real Property.

721 Accommodation 15

Personal property used in: (1) traveler accommodation, (2) recreational accommodation, and (3) rooming and boarding houses.

Itemized Equipment

Apartment Furnishings 15
Hotel Furnishings 10

[9] May be considered to be real property fixtures. The cost may be established from Marshall & Swift.

Outdoor Patio Furnishings 7
Fire and Security Equipment 15
Health Spa Equipment: Manual 15
Health Spa Equipment: Electronic 7
Heavy Use Washers 7
Linens, Glassware, Silverware, and Uniforms (not rented) 3
Televisions 5
Telephone Systems (*See also NAICS Code 517*) 5

722 Food Services and Drinking Places 15

The industry groups are full-service restaurants; limited-service eating places; special food services, such as food service contractors, caterers, and mobile food services; and drinking places.

Itemized Equipment

Bar 15
Coffee Brewing Equipment 15
Walk-in Coolers (*See Also NAICS 311*) 15
Linens, Glassware, Silverware, and Uniforms (not rented) 3
Televisions, Digital 5
Televisions, Analog 5
Vending Machines 15

81 OTHER SERVICES

For the purposes of this manual, the following descriptions apply only to those items which can be classified as Personal Property. The designated life does not apply to Real Property or fixtures which have been converted to Real Property.

Establishments in this sector are primarily engaged in activities, such as equipment and machinery repairing, promoting or administering religious activities, grant making, advocacy, and providing dry cleaning and laundry services, personal care services, death care services, pet care services, photofinishing services, temporary parking services, and dating services.

811 Repair and Maintenance 15

Personal property used to restore machinery, equipment, and other products to working order. These establishments also typically provide general or routine maintenance (i.e., servicing) on such products to ensure they work efficiently and to prevent breakdown and unnecessary repairs.

Includes the fixtures and equipment for the following:

8111 Automobile Repair and Maintenance

811192 Car Washes

8112 Electronic & Precision Equipment

8113 Commercial Equipment Repair and Maintenance

8114 Personal and Household Goods Repair and Maintenance

81143 Footwear and Leather Goods Repair

Itemized Equipment

Auto Repair Diagnostic Equipment (Electronic) 7
Small Tools (See Hand Tools, NAICS 423120) 7
Welding Equipment..... 15
EV Charging Stations..... 15

812 Personal and Laundry Services..... 15

Includes the equipment and some trade fixtures for the following (*See Appendix D for determination of real or personal property*):

8121 Personal Care Services

81211 Hair, Nail and Skin Care Services

81219 Other, including Diet and Weight Reducing – Fitness

8122 Death Care Services

81221 Funeral Homes

81222 Cemeteries and Crematories

8123 Dry Cleaning and Laundry Services

81231 Coin-operated Laundries and Dry Cleaners

81232 Dry Cleaning and Laundry, except Coin-operated

8129 Other Personal Services

81291 Pet Care (except Veterinary)

81292 Photo-finishing

Itemized Equipment

Coin Laundries..... 15
Heavy Use Washers 7
Commercial Dry Cleaning Equipment..... 15

APPENDIX A

2026-27 PERSONAL PROPERTY MANUAL

NEVADA REVISED STATUTES AND NEVADA ADMINISTRATIVE CODE RELATED TO PERSONAL PROPERTY

(This listing may not be comprehensive. Please consult the statutes and regulations. You may find the statutes and regulations on the internet at http://leg.state.nv.us/law1.cfm).

Nevada Revised Statutes

NRS 361.013 "Billboard" defined. "Billboard" means a sign that directs attention to a business, commodity, service, entertainment or attraction that is sold, offered or exists at a location other than the premises on which the sign is located.

(Added to NRS by 1989, 1817)

NRS 361.028 "Manufactured home" defined. "Manufactured home" has the meaning ascribed to it in NRS 489.113.

(Added to NRS by 2001, 1540)

NRS 361.029 "Mobile home" defined. "Mobile home" means a vehicular structure, built on a chassis or frame, which is designed to be used with or without a permanent foundation and is capable of being drawn by a motor vehicle. It may be used as a dwelling when connected to utilities or may be used permanently or temporarily for the advertising, sales, display or promotion of merchandise or services. The term does not include a recreational park trailer as defined in NRS 482.1005.

(Added to NRS by 1989, 169; A 2001, 1727

NRS 361.030 "Personal property" defined.

1. "Personal property" means:

(a) All household and kitchen furniture.

(b) All law, medical and miscellaneous libraries.

(c) All goods, wares and merchandise.

(d) All chattels of every kind and description, except vehicles as defined in NRS 371.020.

(e) Stocks of goods on hand.

(f) Any vehicle not included in the definition of vehicle in NRS 371.020.

(g) All locomotives, cars, rolling stock and other personal property used in operating any railroad within the State.

(h) All machines and machinery, all works and improvements, all steamers, vessels and watercraft of every kind and name navigating or used upon the waters of any river or lake within this State or having a general depot or terminus within this State.

(i) The money, property and effects of every kind, except real estate, of all banks, banking institutions or firms, bankers, moneylenders and brokers.

(j) All property of whatever kind or nature, except vehicles as defined in NRS 371.020, not included in the term "real estate" as that term is defined in NRS 361.035.

2. Gold-bearing and silver-bearing ores, quartz or minerals from which gold or silver is extracted, when in the hands of the producers thereof, shall not mean, not be taken to mean, nor be listed and assessed under the term "personal property" as used in this section, but are specially excepted therefrom, and shall be listed, assessed and taxed as provided by law. [Part 3:344:1953]—(NRS A 1963, 305, 1121; 1983, 1191; 2013, 3115)

NRS 361.035 "Real estate" and "real property" defined.

1. "Real estate" or "real property" means:

(a) All houses, buildings, fences, ditches, structures, erections, railroads, toll roads and bridges, or other improvements built or erected upon any land, whether such land is private property or property of this state or of the United States, or of any municipal or other corporation, or of any county, city or town in this state.

(b) Any mobile home, factory-built housing or manufactured home which meets the requirements of NRS 361.244.

(c) The ownership of, or claim to, or possession of, or right of possession to any lands within this state.

(d) The claim by or the possession of any person, firm, corporation, association or company to any land.

2. The property described in subsection 1 must be listed under the head of "real estate."

3. Except as otherwise provided in NRS 361.2445, when an agreement has been entered into, whether in writing or not, or when there is sufficient reason to believe that an agreement has been entered into, for the dismantling, moving or carrying away or wrecking of the property described in subsection 1, the property must be classified as personal property, and not real estate.

4. For the purposes of this chapter, "real estate" or "real property" does not include leasehold or other possessory interests in land owned by the Federal Government on which land the Federal Government is paying taxes to the State of Nevada or is, pursuant to contractual obligation, paying any sum in lieu of taxes to the State of Nevada.

[Part 3:344:1953]—(NRS A 1957, 358; 1975, 1655; 1979, 824; 1993, 1183; 1999, 3465)

NRS 361.045 Taxable property. Except as otherwise provided by law, all property of every kind and nature whatever within this state shall be subject to taxation.

[Part 1:344:1953; A 1954, 29; 1955, 340]

NRS 361.227 Determination of taxable value.

1. Any person determining the taxable value of real property shall appraise:

(a) The full cash value of:

(1) Vacant land by considering the uses to which it may lawfully be put, any legal or physical restrictions upon those uses, the character of the terrain, and the uses of other land in the vicinity.

(2) Improved land consistently with the use to which the improvements are being put.

(b) Any improvements made on the land by subtracting from the cost of replacement of the improvements all applicable depreciation and obsolescence. Depreciation of an improvement made on real property must be calculated at 1.5 percent of the cost of replacement for each year of adjusted actual age of the improvement, up to a maximum of 50 years.

2. The unit of appraisal must be a single parcel unless:

(a) The location of the improvements causes two or more parcels to function as a single parcel;

(b) The parcel is one of a group of contiguous parcels which qualifies for valuation as a subdivision pursuant to the regulations of the Nevada Tax Commission; or

(c) In the professional judgment of the person determining the taxable value, the parcel is one of a group of parcels which should be valued as a collective unit.

3. The taxable value of a leasehold interest, possessory interest, beneficial interest or beneficial use for the purpose of NRS 361.157 or 361.159 must be determined in the same manner as the taxable value of the property would otherwise be determined if the lessee or user of the property was the owner of the property and it was not exempt from taxation, except that the taxable value so determined must be reduced by a percentage of the taxable value that is equal to the:

(a) Percentage of the property that is not actually leased by the lessee or used by the user during the fiscal year; and

(b) Percentage of time that the property is not actually leased by the lessee or used by the user during the fiscal year, which must be determined in accordance with NRS 361.2275.

4. The taxable value of other taxable personal property, except a mobile or manufactured home, must be determined by subtracting from the cost of replacement of the property all applicable depreciation and obsolescence. Depreciation of a billboard must be calculated at 1.5 percent of the cost of replacement for each year after the year of acquisition of the billboard, up to a maximum of 50 years.

5. The computed taxable value of any property must not exceed its full cash value. Each person determining the taxable value of property shall reduce it if necessary to comply with this requirement. A person determining whether taxable value exceeds that full cash value or whether obsolescence is a factor in valuation may consider:

(a) Comparative sales, based on prices actually paid in market transactions.

(b) A summation of the estimated full cash value of the land and contributory value of the improvements.

(c) Capitalization of the fair economic income expectancy or fair economic rent, or an analysis of the discounted cash flow.

➥ A county assessor is required to make the reduction prescribed in this subsection if the owner calls to his or her attention the facts warranting it, if the county assessor discovers those facts during physical reappraisal of the property or if the county assessor is otherwise aware of those facts.

6. The Nevada Tax Commission shall, by regulation, establish:

(a) Standards for determining the cost of replacement of improvements of various kinds.

(b) Standards for determining the cost of replacement of personal property of various kinds. The standards must include a separate index of factors for application to the acquisition cost of a billboard to determine its replacement cost.

(c) Schedules of depreciation for personal property based on its estimated life.

(d) Criteria for the valuation of two or more parcels as a subdivision.

7. In determining, for the purpose of computing taxable value, the cost of replacement of:

(a) Any personal property, the cost of all improvements of the personal property, including any additions to or renovations of the personal property, but excluding routine maintenance and repairs, must be added to the cost of acquisition of the personal property.

(b) An improvement made on land, a county assessor may use any final representations of the improvement prepared by the architect or builder of the improvement, including, without limitation, any final building plans, drawings, sketches and surveys, and any specifications included in such representations, as a basis for establishing any relevant measurements of size or quantity.

8. The county assessor shall, upon the request of the owner, furnish within 15 days to the owner a copy of the most recent appraisal of the property, including, without limitation, copies of any sales data, materials presented on appeal to the county board of equalization or State Board of Equalization and other materials used to determine or defend the taxable value of the property.

9. The provisions of this section do not apply to property which is assessed pursuant to NRS 361.320.

(Added to NRS by 1965, 1445; A 1969, 1451; 1975, 65, 1656; 1977, 1318; 1979, 79; 1981, 788, 789; 1983, 1047, 1884, 1885; 1987, 2075; 1989, 668, 1818; 1993, 2312; 1997, 1111; 1999, 1029; 2001, 842; 2003, 2758; 2009, 1216; 2013, 3116)

NRS 361.265 Written statement concerning personal property: Demand; contents; return of statement; valuation of unlisted property claimed by absent or unknown person; penalties.

1. To enable the county assessor to make assessments, he or she shall demand from each natural person or firm, and from the president, cashier, treasurer or managing agent of each corporation, association or company, including all banking institutions, associations or firms within the county, a written statement, signed under penalty of perjury, on forms and in the format prescribed by the county assessor of all the personal property within the county, owned, claimed, possessed, controlled or managed by those persons, firms, corporations, associations or companies. The signature required by this subsection may include an electronic signature as defined in NRS 719.100.

2. The statement must include:

(a) A description of the location of any taxable personal property that is owned, claimed, possessed, controlled or managed by the natural person, firm, corporation, association or company, but stored, maintained or otherwise placed at a location other than the principal residence of the natural person or principal place of business of the firm, corporation, association or company;

(b) The cost of acquisition of each item of taxable personal property including the cost of any improvements of the personal property, such as additions to or renovations of the property other than routine maintenance or repairs, and the year in which each item of taxable personal property was acquired; and

(c) If the natural person, firm, corporation, association or company owns at least 25 mobile or manufactured homes that are being leased within the county for commercial purposes, and those homes have not been converted to real property pursuant to NRS 361.244, the year, make or model, size, serial number and location of each such mobile or manufactured home.

3. The statement must be returned not later than July 31, except for a statement mailed to the taxpayer after July 15, in which case it must be returned within 15 days after demand for its return is made. Upon petition of the property owner showing good cause, the county assessor may grant one or more 30-day extensions.

4. If the owners of any taxable property not listed by another person are absent or unknown, or fail to provide the written statement as described in subsection 1, the county assessor shall make an estimate of the value of the property and assess it accordingly. If the name of the absent owner is known to the county assessor, the property must be assessed in that name. If the name of the owner is unknown to the county assessor, the property must be assessed to “unknown

owner," but no mistake made in the name of the owner or the supposed owner of personal property renders the assessment or any sale of the property for taxes invalid.

5. If any person, officer or agent neglects or refuses on demand of the county assessor or his or her deputy to give the statement required by this section, or gives a false name, or refuses to give his or her name or sign the statement, the person, officer or agent is guilty of a misdemeanor.

[Part 5:344:1953]—(NRS A 1967, 558; 1969, 1452; 1981, 327; 1983, 519, 1193; 1985, 748; 1987, 531; 1989, 1820; 2003, 2761; 2005, 2656)

NRS 361.325 Nevada Tax Commission to establish valuations of mobile homes and land; property escaping taxation to be placed on assessment roll.

1. On or before the first Monday in June of each year, the Nevada Tax Commission shall:

(a) Fix and establish the valuation for assessment purposes of all mobile homes in the State.

(b) Classify land and fix and establish the valuation thereof for assessment purposes. The classification of agricultural land must be made on the basis of crop, timber or forage production, either in tons of crops per acre, board feet or other unit, or animal unit months of forage. An animal unit month is the amount of forage which is necessary for the complete sustenance of one animal unit for 1 month. One animal unit is defined as one cow and calf, or its equivalent, and the amount of forage necessary to sustain one animal unit for 1 month is defined as 900 pounds of dry weight forage.

2. The valuation of mobile homes and land so fixed and established is for the next succeeding year and is subject to equalization by the State Board of Equalization.

3. In establishing the value of new mobile homes sold on or after July 1, 1982, the Nevada Tax Commission shall classify them according to those factors which most closely determine their useful lives. In establishing the value of other mobile homes, the Commission shall begin with the retail selling price and depreciate it by 5 percent per year, but not below 20 percent of its original amount.

4. The Nevada Tax Commission shall cause to be placed on the assessment roll of any county property found to be escaping taxation coming to its knowledge after the adjournment of the State Board of Equalization. This property must be placed upon the assessment roll prior to the delivery thereof to the ex officio tax receiver. If such property cannot be placed upon the assessment roll of the proper county within the proper time, it must be placed upon the tax roll for the next ensuing year, in addition to the assessment for the current year, if any, and taxes thereon must be collected for the prior year in the same amount as though collected upon the prior year's assessment roll.

5. The Nevada Tax Commission shall not raise or lower any valuations established by the State Board of Equalization unless, by the addition to any assessment roll of property found to be escaping taxation, it is necessary to do so.

6. Nothing in this section provides an appeal from the acts of the State Board of Equalization to the Nevada Tax Commission.

[7:177:1917; A 1929, 299; 1939, 279; 1945, 78; 1953, 576]—(NRS A 1957, 314; 1963, 1123; 1967, 825; 1975, 1105, 1660, 1762; 1981, 859; 1983, 1195)

Nevada Administrative Code

NAC 361.1127 "Fixture" defined. (NRS 360.090, 360.250) "Fixture" means an item, other than a trade fixture, that was originally personal property which has been installed or attached to land or an improvement in a permanent manner. As used in this section, "installed or attached to land or an improvement in a permanent manner" means that:

1. Either:

(a) An item is attached to, imbedded in or permanently resting upon land or an improvement, or is attached by other means that are normally used for permanent installation, and cannot be removed without substantially damaging the item or the land or improvement with which it is being used; or

(b) The use or purpose of an item that is not otherwise physically annexed to land or an improvement is so adapted that it is:

(1) A necessary, integral or working part of the land or improvement;

(2) Designed or committed for use with the land or improvement; or

(3) So essential to the land or improvement that the land or improvement cannot perform its desired function without the nonattached item; and

2. A reasonable person would consider the item to be a permanent part of the land or improvement, taking into account annexation, adaptation and other objective manifestations of permanence, including, without limitation, whether:

(a) Removal of the item would destroy the item or cause significant damage to the real property to which it is installed or attached;

(b) The historic use of the item indicates an intention to leave the item in place;

(c) The terms of a written agreement between parties indicates the intention of a tenant or lessee to remove or transfer ownership of the item; or

(d) Ownership of the item would be conveyed with a transfer of the real property to which it is installed or attached.

(Added to NAC by Tax Comm'n by R039-10, 8-13-2010, eff. 7-1-2012; A by R068-12, 9-14-2012)

NAC 361.11715 "Real property" defined. (NRS 360.090, 360.250)

1. "Real property" has the meaning ascribed to it in NRS 361.035 and includes:

(a) Land;

(b) Fixtures;

(c) Improvements;

(d) On-site enhancements; and

(e) Any rights, interests, benefits and privileges belonging or attached to the land.

2. The term does not include a trade fixture.

(Added to NAC by Tax Comm'n by R039-10, 8-13-2010, eff. 7-1-2012; A by R068-12, 9-14-2012)

NAC 361.130 Mobile or manufactured home. (NRS 360.090, 360.250, 361.227, 361.2445, 361.325)

1. The taxable value of a mobile home or manufactured home which constitutes real property is the cost of replacement of the mobile home or manufactured home less depreciation and obsolescence.

2. In determining the taxable value of a mobile home or manufactured home which constitutes personal property, each county assessor shall, if the mobile home or manufactured home was sold as new:

(a) Before July 1, 1982, value it at its retail selling price when sold to the original owner less depreciation at 5 percent per year, to a maximum depreciated value of 20 percent of its original retail selling price.

(b) On or after July 1, 1982, value it at replacement cost, when new, less depreciation. Replacement cost when new is the retail selling price to the original owner adjusted by factors reflected in the annual *Personal Property Manual*.

➥ Depreciation must be calculated pursuant to the schedule located in the annual *Personal Property Manual*. Additional depreciation and obsolescence may be calculated separately.

3. The retail selling price of a mobile home or manufactured home includes all charges for transportation, installation, accessories, profit and overhead.

4. If the owner of a mobile home or manufactured home which has been converted to real property wishes to convert the mobile home or manufactured home back to personal property, the county assessor shall provide the owner with a form for an affidavit of conversion which has been approved by the Commission and which must be recorded in the county recorder's office pursuant to NRS 361.2445 before the mobile home or manufactured home may be removed from the tax rolls. The affidavit of conversion may include information concerning the cost of acquisition of the mobile home or manufactured home. All signatures required pursuant to NRS 361.2445 to effectuate the conversion must be notarized.

5. The county assessor shall value the mobile home or manufactured home as personal property upon satisfaction of all the requirements set forth in NRS 361.2445 if the mobile home or manufactured home remains within the jurisdiction of the county assessor.

6. If a mobile home or manufactured home which has been converted to real property is completely destroyed and removed from real property, the county assessor shall remove the mobile home or manufactured home from the tax roll.

[Tax Comm'n, Property Tax Reg. part No. 2, eff. 1-14-82]— (NAC A 10-10-83; 6-29-84; 5-16-86; R031-03, 8-4-2004; R166-07, 6-17-2008)

NAC 361.1305 Billboards. (NRS 360.090, 360.250, 361.227)

1. The taxable value of a billboard is the cost of replacement of the billboard less depreciation and obsolescence.

2. The cost of replacement of a billboard must be computed by multiplying the cost of acquisition to the current owner by the appropriate factor located in the annual *Personal Property Manual*. The factor that corresponds to the year the billboard was acquired must be used. Additional depreciation and obsolescence may be calculated separately.

(Added to NAC by Tax Comm'n, eff. 8-2-90; A by R031-03, 8-4-2004)

Determination of Taxable Value of Personal Property

NAC 361.1345 Definitions. (NRS 360.090, 360.250, 361.227) As used in NAC 361.1345 to 361.139, inclusive, unless the context otherwise requires, the words and terms defined in NAC 361.1351, 361.1355 and 361.1361 have the meanings ascribed to them in those sections.
(Added to NAC by Tax Comm'n by R034-03, eff. 12-4-2003)

NAC 361.1351 "Acquisition cost" and "original cost" defined. (NRS 360.090, 360.250, 361.227) "Acquisition cost" or "original cost" means the actual cost of property to its present owner, including, without limitation, the costs of transportation and the costs of installation.
(Added to NAC by Tax Comm'n by R034-03, eff. 12-4-2003)

NAC 361.1355 "Costs of installation" defined. (NRS 360.090, 360.250, 361.227) "Costs of installation" means the costs of direct labor, direct overhead and the capitalized expense of interest or imputed charges for interest which are necessary to make the property operational.
(Added to NAC by Tax Comm'n by R034-03, eff. 12-4-2003)

NAC 361.1361 *"Personal Property Manual"* defined. (NRS 360.090, 360.250, 361.227) *"Personal Property Manual"* means a manual for the valuation of personal property that is published by the Department annually pursuant to NAC 361.1365.
(Added to NAC by Tax Comm'n by R034-03, eff. 12-4-2003)

NAC 361.1365 *Personal Property Manual*: Publication; contents; approval; use. (NRS 360.090, 360.250, 361.227)
1. The Department will annually publish a *Personal Property Manual* which describes the methods and standards that must be used for the valuation of personal property. The manual must include, without limitation, annually updated:
(a) Cost-index factors that must be used in the conversion of acquisition cost into an estimate of replacement cost new;
(b) Expected-life schedules that indicate the category of expected life for each type of property or type of industry in which the property is used; and
(c) Percent-good tables which indicate the rate of depreciation that must be applied.
2. The *Personal Property Manual* must be approved by the Commission before publication. The Department, at least 1 month before presenting the manual to the Commission for approval, must disclose all proposed modifications to the manual and hold a public workshop on the modifications.
3. Each county assessor shall use the *Personal Property Manual* in determining the taxable value of personal property.
(Added to NAC by Tax Comm'n by R034-03, eff. 12-4-2003)

NAC 361.1371 Procedure for determination of taxable value. (NRS 360.090, 360.250, 361.227)
1. The taxable value of personal property must be determined by adjusting the acquisition cost of the property by a cost-index factor and reducing the adjusted acquisition cost by an estimate of applicable depreciation. The taxable value so determined shall be deemed to be the indicator of value of replacement cost new less depreciation.
2. In determining taxable value, a county assessor shall use the schedules in the *Personal Property Manual* that show the cost-index factors, the rates of depreciation and the percent good by year. The assessor shall use the schedules by:
(a) Selecting the appropriate expected useful life of the personal property; and
(b) Selecting the appropriate cost-index factor, based on the year of acquisition of the property, and applying it to the acquisition cost of the property.
➥ The result shall be deemed to be the replacement cost new of the property.
3. The assessor shall select the method of applying depreciation to the personal property by either:

(a) Multiplying the adjusted acquisition cost of the property by the rate of depreciation and subtracting the result from the adjusted acquisition cost; or

(b) Multiplying the adjusted acquisition cost of the property by the percent-good factor.

➥ The result from either approach shall be deemed to be the taxable value of the property.

(Added to NAC by Tax Comm'n by R034-03, eff. 12-4-2003)

NAC 361.1375 Determination of expected life, cost-index factors and depreciation. (NRS 360.090, 360.250, 361.227)

1. Personal property must be categorized by the specific type of property that it is or by the type of industry in which it is used. Each category must be assigned to a schedule of expected life which is based on commonly available sources of information, including, without limitation, the life expectancy guidelines published by the Marshall and Swift Valuation Service and any other sources published in the *Personal Property Manual*.

2. The cost-index factors published in the *Personal Property Manual* must be determined by calculating the average change in costs over time. The Department shall identify the sources used to calculate the average change.

3. For purposes of calculating the amount of applicable depreciation, personal property must be assigned to one of the following expected lives:

(a) Three-year life;

(b) Five-year life;

(c) Seven-year life;

(d) Ten-year life;

(e) Fifteen-year life;

(f) Twenty-year life; or

(g) Thirty-year life.

4. Depreciation must be calculated over the expected life of the personal property by using the declining balance method, except that tables which provide a method other than the declining balance method for calculating depreciation may be used if the tables have been approved by the Commission and included in the *Personal Property Manual*.

5. For purposes of calculating the rate of depreciation, a residual amount of 5 percent must be used. Percent-good tables using a residual amount other than 5 percent may be adopted by the Commission if the Department has conducted a market study or has otherwise obtained information which indicates that a different residual amount is appropriate for the category in which the personal property is placed pursuant to subsection 1.

(Added to NAC by Tax Comm'n by R034-03, eff. 12-4-2003)

NAC 361.138 Reported acquisition cost for leased equipment. (NRS 360.090, 360.250, 361.227) For leased equipment, the reported acquisition cost is the cost which the user of the property would incur if the equipment were purchased, less any discount customarily allowed by a seller.

(Added to NAC by Tax Comm'n, eff. 10-10-83; A by R034-03, 12-4-2003)

NAC 361.139 Personal property acquired with real property for lump sum; use of other valuation techniques. (NRS 360.090, 360.250, 361.227)

1. In determining the taxable value of personal property which was acquired with real property for a lump sum, the assessor may refer to appropriate guides which list the cost of equipment to determine the value of the personal property in relation to the value of the real property. In addition, the assessor may estimate the age of the equipment by inspecting it or discussing the approximate value of the equipment with manufacturers, dealers or other persons in the business who have knowledge of the value of the equipment. The serial number, if it exists, may enable a manufacturer to determine the date of manufacture and the original cost.

2. If sufficient data is not otherwise available to establish acquisition cost, or if the assessor determines that a reported acquisition cost is not equal to the fair market value of the property at the time of acquisition plus any costs of transportation and costs of installation, the assessor may use any nationally recognized valuation technique to determine the acquisition cost, including, without limitation:

(a) Establishing the current cost of replacement of the property with new property by reference to current manufacturing costs. If the current cost of replacement is known, the assessor shall apply depreciation to that cost to determine the taxable value.

(b) Using a guide which lists the cost or a procedure recognized by businesses which use such equipment to determine the taxable value. Before such a guide or procedure may be used, an assessor must receive approval from the Executive Director.

(c) Using information based on current market data.

3. Upon request, the Division of Local Government Services of the Department will provide information on various guides which may be used to determine original cost.

(Added to NAC by Tax Comm'n, eff. 10-10-83; A 6-29-84; R034-03, 12-4-2003; R068-12, 9-14-2012)

NAC 361.11745 "Trade fixture" defined. (NRS 360.090, 360.250) "Trade fixture" means an item of personal property that:

1. Is installed or attached nonpermanently to real property by an owner or tenant for the purpose of conducting a business or trade and not for the enhancement of the real property to which it is installed or attached; and

2. Has a unique identity and function which is related to the business or trade for which it is installed or attached, and which is distinct from the real property to which it is installed or attached.

(Added to NAC by Tax Comm'n by R068-12, eff. 9-14-2012)

Excerpts from Department of Taxation Letter of Guidance

Letter dated December 2, 2004, responding to County Assessors' Question:

"In determining the proper amount of depreciation to be applied to personal property using the Department's Personal Property Manual, does the year of acquisition refer to a calendar year or a fiscal year?"

Short Answer:

The use of the year of acquisition is dependent on the fiscal year only with regard to the correct selection of the Personal Property Manual to be used. The year of acquisition is otherwise an actual date during a calendar year that indicates the age of the property to be used in the expected life tables.

(Please ask the department for a copy of the letter if you wish to read the entire discussion.)

APPENDIX B

Methodology Used to Estimate Cost Indexes

The percent change in each index is measured between the current year and the prior year. The mean of the sum of the changes for each year of the expected life table is calculated and becomes the basis for the cost index to trend acquisition cost to a current replacement cost.

Sources Used to Estimate Cost Indexes

Producer Price Index (PPI)

The Producer Price Index (PPI) is a family of indexes that measures the average change over time in selling prices received by domestic producers of goods and services. PPIs measure price change from the perspective of the seller. This contrasts with other measures, such as the Consumer Price Index (CPI), that measure price change from the purchaser's perspective. Sellers' and purchasers' prices may differ due to government subsidies, sales and excise taxes, and distribution costs.

Data Source

- The PPI sample includes over 16,000 establishments providing approximately 64,000 price quotations per month supplemented with data from other sources for some areas.
- Establishments are selected for the PPI survey via systematic sampling of a list of all firms in the industry.
- Participation by firms is completely voluntary.
- Participating establishments report price data online through a secure website.
- Good and services included in the PPI are weighted by value-of-shipments data contained in the 2017 economic censuses.
- Industries and products undergo systematic resampling as needed, to account for changing market conditions.

The Producer Price Index series reference has been updated from a Stage of Processing ID code to a Final Demand-Intermediate Demand Goods Index. The conversion may be found in an Index Concordance Table located at http://www.bls.gov/ppi/fdidconcordance.htm, which converts SOP3200, Capital equipment, to FD41312, Private capital equipment. The PPI Index using FD41312 may be found at http://www.bls.gov/ppi/fdidsf16.htm.

Consumer Price Indexes (CPI)

The consumer price index (CPI) is a measure of the average change over time in the prices paid by urban consumers or households for a market basket of consumer goods and services. The Bureau of Labor Statistics publishes CPIs for two population groups: (1) the CPI for Urban Wage Earners and Clerical Workers (CPI-W), which covers households of wage earners and clerical workers that comprise approximately 29 percent of the total population and (2) the CPI for All Urban Consumers (CPI-U) and the

Chained CPI for All Urban Consumers (C-CPI-U), which cover approximately 93 percent of the total population and include in addition to wage earners and clerical worker households, groups such as professional, managerial, and technical workers, the self-employed, short-term workers, the unemployed, and retirees and others not in the labor force.

The CPI represents all goods and services purchased for consumption by the reference population (CPI-U or CPI-W). BLS has classified all expenditure items into more than 200 categories, arranged into eight major groups. Major groups and examples of categories in each are as follows:

- FOOD and BEVERAGES (breakfast cereal, milk, coffee, chicken, wine, full-service meals and snacks)
- HOUSING (rent of primary residence, owners' equivalent rent, fuel oil, bedroom furniture)
- APPAREL (men's shirts and sweaters, women's dresses, jewelry)
- TRANSPORTATION (new vehicles, airlines fares, gasoline, motor vehicle insurance)
- MEDICAL CARE (prescription drugs and medical supplies, physicians' services, eyeglasses and eye care, hospital services)
- RECREATION (televisions, cable television, pets and pet products, sports equipment, admissions)
- EDUCATION AND COMMUNICATIONS (college tuition, postage, telephone services, computer software and accessories)
- OTHER GOODS AND SERVICES (tobacco and smoking products, haircuts and other personal services, funeral expenses)

Also included within these major groups are various government-charged user fees, such as water and sewerage charges, auto registration fees, and vehicle tolls. The CPI also includes taxes (such as sales and excise taxes) that are directly associated with the prices of specific goods and services. However, the CPI excludes taxes (such as income and Social Security taxes) not directly associated with the purchase of consumer goods and services.

The CPI does not include investment items, such as stocks, bonds, and life insurance. (These items relate to savings and not to day-to-day consumption expenses.)

The Consumer Price Index series ID reference is CUUR0400SA0, CUUS0400SA0 for area West Urban, All Items. The base period is 1982-84 = 100. The data may be found at http://data.bls.gov/pdq/SurveyOutputServlet?data_tool=dropmap&series_id=CUUR0400SA0,CUUS0400SA0.

Marshall Valuation Service

Marshall Valuation Service publishes a national average equipment cost index based on industry type. The Department measures the change in the index for each category of industry from the prior year.

Market Tests

In addition to the sources already cited, the Department conducts market tests to validate the results of applying the cost indices to particular items of personal property. The original cost of a selected sample of personal property items is trended using the proposed cost index conversion factor. The result of this calculation is compared to the actual average resale of the item obtained from various market research sources. The purpose of the market test is to ensure the proposed cost indices do not result in a value which exceeds full cash value. The market tests are also used to establish hypothetical market-based depreciation schedules. The sources of information for the market comparisons include the following:

- **N.A.D.A., The Manufactured Housing Cost Guide,** (Online Version) (J.D. Power) The Guide provides the average retail book value by manufacturer, model, and region of mobile home, with tables for options. Values are provided for homes one to fourteen years of age, and conversion tables for homes older than 14 years.
- **Aircraft Bluebook Price Digest Online**, (Online Version) (Price Digests, Informa Business Media, Inc., Overland Park, KS). The Bluebook provides representative average retail prices of fixed wing aircraft and helicopters.
- **Grounds Maintenance Equipment Blue Book Online**, (Online Version) (Price Digests, Informa Media, Overland Park, KS). The Blue Book provides the estimated average resale or retail price, excluding options of power equipment.
- **Powersport Vehicle Blue Book**, (Online Version) (Price Digests, Informa Business Media, Inc., Overland Park, KS). The Blue Book provides pricing in the powersports industry, including snowmobiles, personal watercraft, trailers, and motorcycles.
- **The Official Tractor Blue Book Online**, (Online Version) (Price Digests, Informa Business Media, Inc., Overland Park, KS). The Blue Book provides the estimated average resale or retail price, excluding options of power equipment.
- **Green Guide for Construction Equipment**, (Online Version) (Equipment Watch, 6151 Powers Ferry Road, Suite 200, Atlanta, GA 30339) The values in this guide are derived from a reporting system of equipment dealers, distributors, manufacturers, auctioneers and contractors. It is based on both surveys and averaging of actual sales. These volumes include Volume 1: Earthmoving Equipment, Volume 2: Lifting Equipment and Volume 3: Other Equipment (Compaction, Concrete and Crushers).
- **Orion Research Corporation**, (Roger Rohrs Publisher) (http://www.usedprice.com) The website is the electronic successor to the Orion Blue Book. It determines the used prices of computers and peripherals based on dealer surveys gathered nationwide. Dealers are asked to provide the "asking price," "Selling price," and "days to sell." The used price is then calculated based on what an average store could sell the product for in 30 days or less. Orion Research states that this data is updated on an ongoing basis.

APPENDIX C

Methodology Used to Estimate Expected Useful Life

The Department estimates the expected useful life of different types of personal property by surveying a variety of sources. Expected useful life is defined as the amount of time an item of personal property can be expected to last before it wears out, decays, gets used up, becomes obsolete, or loses its value from natural causes. The life is measured from the time the property is first put into service until it is retired from service or permanently withdrawn from use in a trade or business, or when the production of income ceases because the property has been sold, exchanged, converted to personal use, abandoned, or otherwise destroyed.

The Department does not have the resources available to perform its own mortality or actuarial studies. However, there are other sources that do perform this service. The sources itemized below include actuarial studies of the Internal Revenue Service, Marshall and Swift Costing Service, and the California State Board of Equalization. Also included are the surveys of several western states and certain industries.

Sources Used to Estimate Expected Useful Life

Marshall Swift Valuation Service, "Residential Cost Handbook", (Marshall & Swift, L.P., December 2024) Costs ranges are based on averages created for the US and Canada, and other items listed are based on what is readily available today.

Marshall Swift Valuation Service, "Life Expectancy Guidelines," (Marshall & Swift, L.P., January 2025)

Depreciable assets are listed by industry group and are extracted from U.S. Treasury Department Internal Revenue Service Publication 534 titled "Depreciation." The Guidelines list ranges of life. In certain cases, the IRS was not the primary source. In those cases, the range of life is based on a composite of studies of equipment, bookkeeping practices and appraisers' opinions as compiled from a consensus of recognized trade groups, suppliers and other interested parties. Computers and terminals are one example of an independent study conducted by Marshall & Swift.

Department of the Treasury, Internal Revenue Service, Publication 946, "How to Depreciate Property," and Publication 534, "Depreciating Property Placed in Service Before 1987."

These two publications specifically identify types of property and the expected useful life. For instance, an example of five-year property is computers and peripheral equipment.

Arizona:

Arizona Department of Revenue Personal Property Manual

California:

California Assessors' Handbook Section 581, January

California Assessors' Association Economic Life and Minimum Percent Good Table (Section IV)

California Assessors' Association Business Assessment Factors, January

Colorado:

Colorado Department of Local Affairs Personal Property Manual,

Montana:

Montana Department of Revenue Personal Property Depreciation Schedules and Trend Tables

New Mexico:

New Mexico Taxation and Revenue Department Business Personal Property Valuation Guidelines

Oregon:

Oregon Department of Revenue Personal Property Valuation Guidelines

Utah:

Utah State Tax Commission Recommended Personal Property Valuation Schedules and Registered Vehicle Uniform Fees

Washington:

Washington State Department of Revenue Personal Property Manual,

Personal and Industrial Property Valuation Guidelines,

Combined Trended Investment Tables for Personal and Industrial Property (Percent Good Indicators)

Wyoming:

Wyoming Department of Revenue Personal Property Valuation Manual,

Life, Trending, and Depreciation Tables

APPENDIX D

2026-27 PERSONAL PROPERTY MANUAL: VALUATION GUIDELINES

Exemptions from Property Taxes

Article 10, Section 1 of the Nevada Constitution requires the "valuation for taxation of **all** property, real, personal and possessory...." NRS 361.045 also provides that, except as otherwise provided by law, all property of every kind and nature whatever within this state shall be subject to taxation. Other statutes, however, grant exemptions to particular types of property. Some are granted exemption at face-value, and other types of property must qualify according to specific criteria in order to receive the exemption.

The types of exemptions range from partial exemptions granted to veterans, disabled veterans, surviving spouses and blind persons to exemptions from taxation for all real and personal property granted to governmental entities, religious, charitable and non-profit organizations, and individual organizations which are specifically cited. In many cases, the statutes specifically recite that the property must be used to carry out the legitimate function of the organization, and if not, the property becomes taxable.

For the types of exemptions which must go through a qualification process, the county assessors must collect, evaluate and process the various claims for property tax exemptions. Application forms which have been approved by the Nevada Tax Commission should be made available. Each form should request information regarding taxpayer contact information, the type of exemption being claimed, the property which the exemption, if granted, would affect, a statement or statements why the property qualifies for the exemption, and supporting documentation if necessary. The purpose of any form is to provide sufficient information to help assessors make a reasoned determination to approve or deny applications.

In the event a claim for exemption is ambiguous or open to interpretation, how the property is used may indicate whether or not an exemption applies. The general rule espoused by the courts is that strict construction of exemption statutes applies to exemptions for property held in private ownership but not to exemptions for public property where exemption is the rule and taxation the exception. 2 Thomas M. Cooley, *The Law of Taxation*, § 673 at 1414-15 (4th ed. 1924). Said another way, property held in private ownership must strictly comply with all the criteria established for the exemption because “taxation is the rule and exemption the exception.” On the other hand, for property held by a public entity, the rule is reversed to say “exemption is the rule and taxation the exception.”

The purpose in establishing a broad construction of exemption for public entities is to prevent an escalating spiral of unnecessary taxation and administrative costs with no benefit to the public. 16 Eugene McQuillin, *The Law of Municipal Corporations*, § 44.57 at 206 (3rd ed. 1994). If one governmental entity chooses to tax the property of another governmental entity, the governmental entity forced to pay taxes may have to levy and collect new taxes to meet the demands of the tax. 2 Cooley, *supra*, § 621 at 1313. The effect of such a tax spiral is that the public would be taxing itself to raise money to pay itself.

In cases where it is not clear whether an exemption should be granted, assessors should solicit legal advice from the county district attorney's (D.A.) office.

The attached chart lists the current status of specific exemptions available in the statutes, in alphabetical order.

Legend:
Due Date for Application:
(1) No application required
(2) One time only until status changes. The claim must be made by June 15th. *See NRS 361.155 (1) and (3)*
(3) Annually, by June 15th. *See NRS 361.155 (1)*
(4) Annually, by July 1st. *See NAC 361.062*
(5) Annually, by December 30th. *See NRS 362.050*

Exemption Type	NRS Reference	NAC Reference	Property Type	Due Date for Application See Legend	Explanation
Airport	361.061(1)		Real	(2)	Improvement of land by the public as an airport is a municipal purpose, whether or not the airport is owned or operated by a local government.
American Land Conservancy	361.111		Real	(2)	Real property including improvements is exempt if: the property is held for acquisition by a Federal, state or local government and the said government has agreed in writing to consider acquiring said real property; or if the property will be held indefinitely and vested in the listed conservancy organization. If the property is held for purposes of conservation for any entity other than the State or local government, the land must be assessed as first-class pasture. If the property is transferred for purposes other than conservation, taxes must be collected for each year it was exempt.

Exemption Type	NRS Reference	NAC Reference	Property Type	Due Date for Application See Legend	Explanation
American National Red Cross and Nevada Chapters	361.110		Both	(2)	All real and personal property is exempt, unless it is used for a purpose other than the legitimate functions of the organization. *See also YMCA, YWCA, American National Red Cross, Salvation Army Corp, GSA, Camp Fire Girls, BSA, Sierra Arts Foundation, Nevada Museum of Art, Inc.*
Apprenticeship Programs	361.106		Both	(2)	Real and personal property of an apprenticeship program is exempt if (1) the property is held in a trust created by 29 U.S.C. § 186 or (2) is owned by a local or state apprenticeship committee and the program is operated by a qualifying organization and registered and approved by the state apprenticeship council.
Archaeological Conservancy	361.111, AB 209 (2007)		Real	(2)	See explanation under American Land Conservancy.
Architectural Barrier Removal for Disabled Persons	361.087		Real	(2)	Improvements to a residence occupied by a person with a disability are exempt. The person must claim the benefit by filing an affidavit setting forth the nature of the improvement and the date of making the improvement. See statute for examples.
Bank Deposits	Article 10		Personal	(1)	Articles of personal property deemed to represent an interest in real or personal property already assessed and taxed is exempt.
Bee Colonies	361.068		Personal	(1)	Bee colonies are exempt personal property.

Blind Persons	361.085		Both	(3)	Property of blind persons up to an assessed value of $3,000, as modified by CPI, is exempt. The original affidavit of claim must be accompanied by a certificate from a physician certifying the person is blind. Renewal affidavits must be completed each year.
Boats	361.068		Personal	(1)	All boats are exempt.
Bonds	Article 10		Personal	(1)	Articles of personal property deemed to represent an interest in real or personal property already assessed and taxed is exempt.
Book Accounts	Article 10		Personal	(1)	Articles of personal property deemed to represent an interest in real or personal property already assessed and taxed is exempt.
Boulder City Museum and Historical Association	361.110		Both	(2)	All real and personal property is exempt, unless it is used for a purpose other than the legitimate functions of the organization. *See also YMCA, YWCA, American National Red Cross, Salvation Army Corp, GSA, Camp Fire Girls, BSA, Sierra Arts Foundation.*
Boy Scouts of America	361.11		Both	(2)	All real and personal property is exempt, unless it is used for a purpose other than the legitimate functions of the organization. *See also Nevada Museum of Art.*
Business Inventories & Consumables	361.068	361.065	Personal	(1)	Property consumed during the operation of the business, as differentiated from a component part of a manufactured item, is exempt. The property must meet the criteria listed in NAC 361.065.
Camp Fire Girls Inc.	361.11		Both	(2)	All real and personal property is exempt, unless it is used for a purpose other than the legitimate functions of the organization. *See also Nevada Museum of Art.*
Campers, Slide-in & Shells	361.068		Personal	(1)	All slide-in campers and camper shells are exempt.

Carnival, Circus, Convention, Display, Exhibition, Fair	361.068		Personal	(1)	Personal property, transient in nature, owned by a non-resident and located in this state for use by or in a carnival, circus, convention, display, exhibition or fair is exempt. *See also transient personal property.*
Cost of collection	361.068		Personal	(1)	Personal property for which the annual taxes would be less than the cost of collecting those taxes is exempt. NTC determines level of cost.
Cemeteries and Graveyards - Public	361.130		Real	(1)	Exempt cemeteries and graveyards must be open to the public and no charge is made for burial.
Cemeteries and Graveyards – Private	361.132		Real	(2)	Real property of a nonprofit corporation governed by the provisions of NRS Chapter 82 formed for the purposes of procuring and holding lands to be used exclusively for a cemetery are exempt, so long as the lots or plats remain dedicated to the purpose of a cemetery.
Charitable Foundation: *See University*	361.098		Both	(2)	All property owned by the charitable foundation established by the Board of Regents of University of Nevada is exempt unless it is used for a purpose other than carrying out the legitimate functions of the foundation.
Charitable Organizations	361.135		Both	(2)	See Lodges
Charitable Corporations	361.140		Both	(2)	Property actually occupied and used by corporation meeting certain qualifying criteria is exempt.
Charter School Leased Property	361.096		Both	(2)	All property leased or rented to a charter school is deemed to be used for an educational purpose and is exempt. Only the portion of the property that is used for the lease or rental to a charter school is exempt.

Churches & Chapels	361.125		Both	(2)	Buildings and personal property used for religious worship other than marriage chapels, is exempt. The property must be owned by a recognized religious society or corporation. If the property is used for other than church purposes and a rent is received, the property is not exempt.
Church Land, see *also "Land Used for Worship"*	361.125		Real	(2)	Parcels of land used exclusively for worship, including without limitation, both developed and undeveloped portions of a parcel.
Counties, Town, Municipal Corp	361.060		Both	(1)	Property of counties, domestic municipal corporations, irrigation drainage, reclamation district, or town, except for certain community pastures, is exempt. *See also Nevada Rural Housing Authority, Irrigation Districts*
Conservation District	361.060		Real	(1)	Real property acquired on or after 7-1-2003 by a conservation district is exempt.
Defenders of Wildlife	361.135		Both	(2)	*See Lodges for explanation.*
Disabled Veterans	361.091		Both	(3)	Up to $20,000 assessed value of property, adjusted by CPI, may be exempt, based on a sliding scale of disability of the veteran-owner. Only the property of residents or their surviving spouses meeting certain qualifying criteria is eligible for exemption.
Drainage Ditches, Canals & Irrigation Systems	361.070		Real	(1)	Drainage ditches and canals along with the lands included in the right-of-way of the ditch or canal are exempt. Each part of a permanently installed irrigation system, including pipes, concrete linings of ditches and headgates, are exempt.
Elderly & Handicapped Housing	361.086		Real and personal used for housing	(2)	All real property and mobile or modular housing and related facilities for elderly or handicapped persons are exempt if certain qualifying criteria are met.
Eagles Club	361.135		Both	(2)	*See Lodges for explanation*
Elks Club	361.135		Both	(2)	See Lodges for explanation.

Energy Systems (fka Heating & Cooling Systems)	701A.200 (fka 361.079)	361.052-361.058	Both	(1)	The value of a qualified system is not included in the assessed value of the building of which it is a part. Qualified systems in commercial or industrial buildings receiving certain other abatements or exemptions are ineligible for this exemption. System must conform to standards established by the Department.
Fine Art for Public Display	361.068; 361.186	361.030 – 361.044	Personal	(3)	The exemption is limited to certain kinds of works of art purchased for $25,000 or more and meets certain public display requirements. When a taxpayer collects an admission fee, the amount of exemption is reduced by the net revenue received by taxpayer. *See NRS and NAC requirements.*
Girl Scouts of America	361.11		Both	(2)	All real and personal property is exempt, unless it is used for a purpose other than the legitimate functions of the organization. *See also Nevada Museum of Art.*
Habitat for Humanity	361.115		Both	(2)	All property is exempt unless it is used for a purpose other than carrying out the legitimate functions of the organization. *See also Nevada Children's Foundation, Nevada Heritage Association.*
Hospital	361.083		Real	(2)	Property on which stands a hospital or other charitable asylum for the care or relief of orphans or sick, infirm or indigent persons owned by a qualifying non-profit corporation, is exempt. If the property is used for a different purpose, the property is taxable. *See also orphan children.*
Household Goods and Furniture	361.069	361.085	Personal	(1)	Household goods, furniture except certain appliances and furniture of time-share projects, are exempt. Examples are in both statute and regulation.
Irrigation, Drainage, Reclamation District	361.060		Both	(1)	See Counties, Towns for explanation.
Knights of Pythias	361.135		Both	(2)	*See Lodges for explanation.*
Knights of Columbus	361.135		Both	(2)	*See Lodges for explanation.*

Lahontan Audubon Society	361.135		Both	(2)	*See Lodges for explanation.*
Land Used for Worship	361.125		Real	(2)	*See Church Land for explanation.*
Livestock	361.068		Personal	(1)	Livestock is exempt. Livestock is defined at NAC 361A.055. See also Article 10 (6).
Lodges & Other Charitable Organizations	361.135		Both	(2)	Funds, furniture, paraphernalia and regalia owned by certain charitable organizations as well as real estate and fixtures are exempt. If the real estate is leased, the exemption does not apply to the portion so leased or rented.
Low Income Housing Projects	361.082	361.089	Both	(3)	That portion of real property and tangible personal property used for housing and related facilities for persons with low incomes is exempt if the property meets certain criteria.
Masons	361.135		Both	(2)	*See Lodges for explanation.*
Mortgages	Article 10		Personal	(1)	Articles of personal property deemed to represent an interest in real or personal property already assessed and taxed is exempt.
Motor Vehicles	361.067		Personal	(1)	Vehicles defined in NRS 371.020 are exempt, except mobile homes. NRS 371.020 refers to NRS 482 and 706. Under NRS 482.210, special mobile equipment is not licensed and is therefore taxable for property tax.
Nathan Adelson Hospice	361.088		Both	(2)	All property is exempt, unless it is used for any purpose other than carrying out the legitimate functions of hospice care.
National Audubon Society	361.135		Both	(2)	*See Lodges for explanation.*
Nature Conservancy	361.111		Real	(2)	*See explanation under American Land Conservancy.*
Nevada Children's Foundation	361.115		Both	(2)	*See Habitat for Humanity for explanation.*
Nevada Heritage Association	361.115		Both	(2)	*See Habitat for Humanity for explanation.*
Nevada Land Conservancy	361.111		Real	(2)	*See explanation under American Land Conservancy.*

Nevada Museum of Art	361.11		Both	(2)	All real and personal property is exempt, unless it is used for a purpose other than the legitimate functions of the organization. *See also YMCA, YWCA, American National Red Cross, Salvation Army Corp, GSA, Camp Fire Girls, BSA, Sierra Arts Foundation.*
Nevada Rural Housing Authority	361.060		Real	(1)	*See explanation under Counties, Cities*
Noncommercial Theaters	361.145		Both	(2)	Buildings, furniture & equipment of noncommercial theaters owned and operated by nonprofit educational corporations organized for the exclusive purpose of conducting theater practice classes and the production of plays on a nonprofessional basis are exempt.
Nonprofit Private Schools	361.105		Both	(2)	All property is exempt from taxation.
Odd Fellows	361.135		Both	(2)	*See Lodges for explanation.*
Orphan Children or Sick, Infirm or Indigent Persons	361.083		Real	(2)	Land and buildings use for the care or relief of orphans or of sick, infirm or indigent persons owned by a nonprofit corporation organized or existing pursuant to NRS 82, is exempt. *See also Hospitals.*
Patented Mining Claims	362.010-362.095		Real	(5)	Upon receipt of an affidavit from the county recorder pursuant to NRS 362.050, the assessor shall exclude from the roll the assessment against the patented mine or mining claim named in the affidavit.
Pershing County Kids, Horses, Rodeo Inc.	361.107		Both	(2)	All real and personal property is exempt, unless it is used for a purpose other than the legitimate functions of the organization.
Personal Property Held for Sale by Merchant	361.068		Personal	(1)	Personal property held for sale by a merchant is exempt.
Personal Property Held for Sale by Manufacturer	361.068		Personal	(1)	Personal property held for sale by a manufacturer is exempt.

Personal Property in Transit	361.160-361.185	361.062	Personal	(4)	Claims must be submitted to county assessor in which the warehouse is located and a certification from the warehouse as to the status of the property must be attached.
Pipe & Irrigation Equipment	361.068		Personal	(1)	Pipe and other agricultural equipment used to convey water for the irrigation of legal crops is exempt.
Pollution Control Devices	361.077	361.046-361.050	Both	(3)	Property used as a facility, device, or method for the control of air or water pollution is exempt. Taxpayer must supply an annual affidavit to assessor on a form approved by Department. Certain property is not exempt per NAC 361.046.
Possessory Interest – Vending Stands	361.159		Personal	(3)	The possessory interest in otherwise exempt property is taxable, except for vending stands operated by blind persons under the auspices of the Bureau of Services to the Blind – DETR.
Possessory Interest – Public Airport	361.159		Personal	(2)	The possessory interest in otherwise exempt property is taxable, except for personal property owned and used in a public airport.
Possessory Interest – Public Airport, Park, Market, Fairground	361.157(2)(a)		Real	(2)	The possessory interest in otherwise exempt property is taxable, except for real property located upon a public airport, park, market, or fairground. Certain leased property on a public airport made available for purposes other than the purposes of a public airport is taxable.
Possessory Interest – Federal Property	361.157(2)(b)		Real	(1)	A possessory interest in federal property for which PILT payments are made is exempt.
Possessory Interest – State-supported Educational Institution	361.157(2)c		Real	(1)	A possessory interest in the property of any state-supported educational institution is exempt, except any part located within a TIA created pursuant to NRS 278C.155.

Possessory Interest – Taylor Grazing Act, USFS, BuRec	361.157(2)(d)		Real	(1)	A possessory interest in property used by persons, associations or corporations according to the Taylor Grazing Act, United States Forest Service or the Bureau of Reclamation is exempt.
Possessory Interest – Indian Tribe	361.157(2)(e)		Real	(1)	A possessory interest in property of any Indian held in trust by the U.S. is exempt.
Possessory Interest – Vending Stands of the Blind	361.157(2)(f)		Real	(1)	A possessory interest in vending stand locations operated by blind persons under the auspices of the Bureau of Services to the Blind and Visually Impaired – DETR, is exempt.
Possessory Interest – Geothermal Leases	361.157(2)(g)		Real	(1)	A possessory interest in geothermal leases for resources which have not been put into commercial production, is exempt.
Possessory Interest – Public Officer or Employee	361.157(2)(h)		Real	(1)	A possessory interest in property that is leased, loaned or made available to a public officer or employee in the course of public employment, is exempt.
Possessory Interest – Parsonage	361.157(2)(i)		Real	(1)	A possessory interest in a parsonage owned by a recognized religious society or corporation when used exclusively as a parsonage, is exempt.
Possessory Interest – Charitable or Religious Residence	361.157(2)(j)		Real	(1)	A possessory interest in a residence used by a person carrying out the activities of a charitable or religious organization is exempt
Possessory Interest – Shelter for Elderly or Indigent	361.157(2)(k)		Real	(1)	A possessory interest in property which is used to provide shelter at a reduced rate to the elderly or indigent is exempt.
Possessory Interest – Rental of Meeting Rooms	361.157(2)(l)		Real	(1)	A possessory interest in property used as meeting rooms or similar facilities for periods of less than 30 consecutive days is exempt.
Possessory Interest – Daycare	361.157(2)(m)		Real	(1)	A possessory interest in property used as a daycare by a nonprofit organization is exempt.

Promissory Notes	Article 10		Personal	(1)	Articles of personal property deemed to represent an interest in real or personal property already assessed and taxed is exempt.
Privately Owned Airports Used by Public	361.061(2)		Real	(2)	Privately owned airport property used for a public purpose, except areas from which income is derived, is exempt.
Privately Owned Parks Used by Public	361.0605	361.080	Real	(2)	The initial claim for exemption must be accompanied by a copy of the agreement with a local government that the property may be used by the public without charge. A sign must also be posted at each entrance to park. The exemption does not include areas from which income is derived.
Public Function Trusts	361.062		Both	(2)	Property of a trust created for the benefit of any public function pursuant to law is exempt, however, PILT monies may be paid to the beneficiary if so, provided in any agreement contained in creating the trust.
Radioactive Fallout Shelters	361.078		Real	(3)	Residential property is exempt up to $1,000 in assessed value if it meets certain qualifying conditions.
Raw Materials & Components Consumed in the Process of Manufacture	361.068		Personal	(1)	Raw materials are exempt when they are held by a manufacturer for manufacture into products. Supplies consumed in the process of manufacture are also exempt.
Salvation Army Corps	361.11		Both	(2)	All real and personal property is exempt, unless it is used for a purpose other than the legitimate functions of the organization. *See also Nevada Museum of Art.*
School Districts	361.065		Both	(1) school dist	All property owned by any legally created school district or charter school and devoted to public school purposes is exempt.
				(2) charter school	

Sierra Arts Foundation	361.11		Both	(2)	All real and personal property is exempt, unless it is used for a purpose other than the legitimate functions of the organization. *See also Nevada Museum of Art.*
State Lands	361.055		Both	(1)	All property owned by the state, except land assigned to the Department of Wildlife, is exempt. PILT payments are made by the Department of Wildlife.
Stocks	Article 10		Personal	(1)	Articles of personal property deemed to represent an interest in real or personal property already assessed and taxed is exempt.
Surviving Spouse	361.080		Both	(3)	Property of surviving spouses up to an assessed value of $1,000, as modified by CPI, is exempt. The original affidavit of claim must be accompanied by a death certificate showing the claimant was married to the deceased at the time of their death. Renewal affidavits must be completed each year.
Surviving Spouses of Disabled Veterans	361.091		Both	(3)	See Disabled Veterans.
Transient Personal Property	361.068		Personal	(1)	Personal property owned by a non-resident and located in Nevada for purposes of a display, exhibition, convention, carnival, fair or circus is exempt. *See also Carnival, fair circus.*
United States	361.050		Both	(1)	All property owned by the United States is exempt.
University Fraternities & Sororities	361.100		Real	(2)	Real property owned by fraternities and sororities whose members are students at UNR or UNLV and use the property as their home, is exempt.
University System: Charitable Foundation	361.098		Both	(2)	All property owned by a charitable foundation established by the Board of Regents of the University of Nevada is exempt, unless it is used for a purpose other than the legitimate functions of the foundation.

University System Leased Property	361.099	361.070	Both	(2)	Property leased to the Nevada System of Higher Education is exempt if the total consideration from the lease is less than 10 percent of the fair market value of the property. Certain documentation must be provided. *See NAC 361.070.*
Unpatented Mines & mining Claims	361.075		Real	(1)	Unpatented mines and mining claims are exempt, except for possessory interests in lands held by U.S. or state of Nevada.
Vehicles	361.067		Personal	(1)	*See Motor Vehicles*
Veterans	361.09		Both	(3)	Up to $2,000 assessed value, adjusted by CPI, of property may be exempt. Only the property of residents meeting certain qualifying criteria is eligible for exemption.
Veteran Organizations	361.095		Both	(2)	Up to $10,000 assessed value, adjusted by CPI, of Funds, furniture, paraphernalia and regalia owned by certain charitable organizations as well as real estate and fixtures, is exempt. If the real estate is leased, the exemption does not apply to the portion so leased or rented.
Volunteer Fire Departments	361.150		Both	(2)	All property is exempt, unless it is used for any purpose other than carrying out the legitimate functions of a volunteer fire department.
Water Users' Nonprofit Associations	361.073		Both	(2)	All property is exempt, unless it is used for any purpose other than carrying out the legitimate functions of a water users' nonprofit cooperative corporation.
Young Men's Christian Association	361.110		Both	(2)	All real and personal property is exempt, unless it is used for a purpose other than the legitimate functions of the organization. *See also Nevada Museum of Art.*
Young Women's Christian Association	361.110		Both	(2)	All real and personal property is exempt, unless it is used for a purpose other than the legitimate functions of the organization. *See also Nevada Museum of Art.*

APPENDIX E

Determining Whether Fixtures are Real or Personal Property

NRS 361.333 requires that each major class of property be examined to determine whether there is equality of assessment. One of the principal classes of property is personal property, pursuant to NRS 361.227(4). Uniformity and equality of assessment thus depend on proper classification. Although NRS 361.035 defines real estate and NRS 361.030 defines personal property, in practice it is sometimes difficult to tell whether an item is personal property or a fixture that is part of the real estate. As the Attorney General stated in Opinion #41 (1963), "the classification depends on the facts of each particular case." The assessor is encouraged to consult the Division of Local Government Services and/or the District Attorney in difficult cases.

A fixture may be defined as an item that was originally personal property which has been installed or attached to land or an improvement in a permanent manner. There is an abundant amount of case law which discusses three tests often used in deciding whether an item is a fixture. The tests are:

1. Physical Annexation;
2. Constructive Annexation, also called Adaptation; and
3. Intent

Under the first test, annexation, an item is a fixture if it is attached to, imbedded in or permanently resting upon land or an improvement, or is attached by other means that are normally used for permanent installation, and cannot be removed without substantially damaging the item or the land or improvement with which it is being used. For example, an item which is attached to real property for stability and has quick disconnect attachments such as simple wiring and conduit connections may not meet the test for a permanent fixture.

Under the second test, constructive annexation, an item is a fixture if the use or purpose of an item that is not otherwise physically annexed to land or an improvement is so adapted that it is:

A. A necessary, integral or working part of the land or improvement;
B. Designed or committed for use with the land or improvement; or
C. So essential to the land or improvement that the land or improvement cannot perform its desired function without the nonattached item.

Using the constructive annexation test, if the purpose of the item is to augment the use of the improvement no matter how it is attached, such as an elevator, the item must be considered a fixture. Another example would be heating, ventilation, and air conditioning equipment (HVAC). Equipment used to heat, ventilate, or cool a structure is considered to be real property.

Permanently attached personal property may be temporarily removed for repair or renovation onsite and still be considered permanently attached. Permanently attached fixtures do not include movable tangible personal property that is attached for convenience, stability, or an obviously temporary purpose.

Underlying both the physical or constructive annexation tests is a determination of intent. An assessor must consider whether the item is intended to be a permanent part of the land or improvement, taking into account physical or constructive annexation, and other objective manifestations of permanence. NAC 361.1127 provides examples of objective manifestations of permanence.

A trade fixture may be distinguished from a fixture. It is an item of personal property that is non-permanently attached to real property for the purpose of conducting a business or trade; and has a unique identity and function separate from the real property to which it is attached. NAC 361.11745 provides a definition of trade fixture.

Pursuant to NRS 361.244, a mobile or manufactured home becomes real property when the Assessor has listed it on the tax roll as real property. The classification of mobile and manufactured homes as real property may be made when the requirements enumerated in NRS 361.244(1) and (2) are met. This includes the issuance of a Real Property Notice by the Manufactured Housing Division of the Department of Business and Industry. Factory-built housing becomes real property once it is permanently affixed to the land. These housing units conform to the Uniform Building Code and are not titled. As such they are not personal property nor are they considered "conversions". These "UBC" homes do not exhibit the HUD placards found on manufactured housing. Instead, they may have a placard referencing NRS 461.080 and their serial numbers may begin with the characters "UBC".

In general, personal property is defined by exception pursuant to NRS 361.030. Property that does not meet the criteria of real property is personal property. To assist in making the determination on real and personal property, which occurs on a case-by-case basis, the six-factor Whiteco test, in which the following questions were developed in helping determine if property was/is considered tangible personal property or real property. The six questions are:

1. Is the property capable of being moved, and has it in fact been moved?
2. Is the property designed or constructed to remain permanently in place?
3. Are there circumstances which tend to show the expected or intended length of affixation — that is, are there circumstances which show that the property may or will have to be moved?
4. How substantial a job is removal of the property and how time consuming is it? Is it "readily removable"?
5. How much damage will the property sustain upon its removal?
6. What is the manner of affixation of the property to the land? Can it be removed without causing damage?

The Assessor should recognize that certain fixtures such as bars, stages, walk-in coolers, or bank drive-ups, may already be included in the real property component of the Assessor's Taxable Value. The Assessor should review the differing building occupancies of the Marshall-Swift cost manuals to ensure that a component of real

or personal property is not double-assessed. The improper classification of any component of taxable property as real or personal does not render the valuation void or invalid.

For further research and explanation, please consult:

Attorney General Opinion 2012-10 (10-31-2012) (as it applies to fixtures, not to trade fixtures)
Attorney General Opinion #41 (1963)
Attorney General Opinion No. 2000-04
Marvin Arnold, Respondent, v. Goldfield Third Chance Mining Co, 32 Nev. 447; 109 P. 718 (1910)
National Advertising Co. v. State Department of Transportation, 116 Nev. Adv. Op. No. 10, (Feb. 2, 2000)
Fondren, et al, v. K/L Complex Ltd., et al., 106 Nev. 705; 800 P.2d 719; (1990)
Morse Signal Devices of California v. County of Los Angeles, 161 Cal. App. 3d 570; 207 Cal Rptr. 742 (1984)
Crocker National Bank v. City and County of San Francisco, 782 P.2d 278 (1989)
State v. Pioneer Citizens Bank of Nevada, 85 Nev. 395 (1969)
Kaiser Co. v. *Reid* (1947) 30 Cal.2d 610
Whiteco Industries, Inc. v. Commissioner, 65 T.C. 664 (1975)

References:

International Association of Assessing Officers, Standard on the Valuation of Personal Property, December 2005. This publication may be obtained free of charge from the IAAO website at http://docs.iaao.org/media/standards/StandardValuationPersonalProperty.pdf

The Appraisal Institute: The Appraisal of Real Estate, 14th Edition, Chicago: 2013

APPENDIX F

UTILITY SCALE PHOTOVOLTAIC SOLAR
FARM 30 YEAR LIFE
200% DECLINING BALANCE

NAC 361.1375 requires that each category of property must be assigned to a schedule of expected life which is based on commonly available sources of information, including, without limitation, the life expectancy guidelines published in Marshal and Swift Valuation Service and any other sources published in the Personal Property Manual.

NAC 361.1375(4) allows that Depreciation must be calculated over the expected life of the personal property by using the declining balance method, except that tables which provide a method other than the declining balance method for calculating depreciation may be used if the tables have been approve by the Commission.

Utility Scale Solar Farms have provided for a unique study in depreciation. There has been rapid de-appreciation of the cost to construct and build solar farms. With this the normal cost indexes which generally account for an appreciating market to bring prior years costs current have proven insufficient in determining a current acquisition cost to be depreciated. The below proposed table is made in accordance with subsection 4 of NAC 361.1375. A market study was conducted to produce a depreciation table to better reflect and ensure that taxable value of such structures do not exceed full cash value according to NRS 361.227.

This table would only be applicable to Utility Scale Solar Farms that are classified as personal property. That classification is made on a case by case basis with the assistance of the guidance provided in Appendix E. Cost Indexes are currently only provided back to 2007 as that is availability of data but will be updated in future years.

UTILITY SCALE PHOTOVOLTAIC SOLAR FARM 30 YEAR LIFE
200% DECLINING BALANCE

YEAR ACQUIRED	AGE	COST INDEX	PERCENT DEPRECIATION	PERCENT GOOD	CONVERSION FACTOR
2026	0	1.00	0.0	100.0	1.0000
2025	1	0.88	7.0	93.0	0.8227
2024	2	0.82	13.0	87.0	0.7146
2023	3	0.77	19.0	81.0	0.6210
2022	4	0.70	24.0	76.0	0.5297
2021	5	0.61	29.0	71.0	0.4297
2020	6	0.51	34.0	66.0	0.3355
2019	7	0.52	38.0	62.0	0.3223
2018	8	0.45	42.0	58.0	0.2590
2017	9	0.36	46.0	54.0	0.1956
2016	10	0.34	50.0	50.0	0.1679
2015	11	0.28	53.0	47.0	0.1306
2014	12	0.25	56.0	44.0	0.1082
2013	13	0.21	59.0	41.0	0.0867
2012	14	0.19	62.0	38.0	0.0715
2011	15	0.17	64.0	36.0	0.0627
2010	16	0.15	67.0	33.0	0.0503
2009	17	0.15	69.0	31.0	0.0465
2008	18	0.15	71.0	29.0	0.0435
2007	19	0.08	73.0	27.0	0.0212
2006	20		75.0	25.0	
2005	21		77.0	23.0	
2004	22		79.0	21.0	
2003	23		81.0	19.0	
2002	24		83.0	17.0	
2001	25		85.0	15.0	
2000	26		87.0	13.0	
1999	27		89.0	11.0	
1998	28		91.0	9.0	
1997	29		93.0	7.0	
1996	30		95.0	5.0	
Residual			95.0	5.0	

Used 2023-2024 data from Berkley Labs. 30 years of solar data unavailable.
Currently, solar data only goes back to 2007.

INDEX

2026-27 PERSONAL PROPERTY MANUAL

3

3-D Printers....17

5

5, 11, 12, 49, 50, 51, 52, 53, 54, 55, 56 .... iii, 72, 73

A

accommodation
traveler....42
ACCOMMODATION INDUSTRY 42
accommodation:....42
Acquisition Cost.... iv, v
Acquisition Year.... iv, v
actuarial studies....56
adding machines 13
advocacy....43
aeronautical instruments....32
agents 23
gas agent....23
AGRICULTURE AND FORESTRY....21
Air compressors....23
Air Conditioners....18
air conditioners, window....18
Air drill 24
aircraft 32, 34, 55
Aircraft Bluebook Price Digest 55
aircraft conversion....32
alarms
burglar and fire 39
electronic security....39
ambulatory health care services....40
amplifiers....31, 37
amusement....42
amusement activities....42
amusement park....42
amusement, gambling and recreation industries 42
analog equipment....36, 37
angiographic X-ray units 41
Animal Aquaculture 21
Animal food manufacturing....25
Animal slaughtering and processing 25
antenna site 37
antennas 37
antennas 37
apartment furnishings 42
apparel 26
apparel manufacturing....26
appliance regulators....32
appraisers 56
ARTS, ENTERTAINMENT, AND RECREATION 41
asking price....55
asphalt....27
Asphalt plants 24
Asphalt spreaders 24
assembling.... 26, 30, 31, 32
assessed value vi
assessor....19, 36, 37, 52, 73
assets
headend....37
audio.... 13, 31, 36
audio and video equipment 31
audio signals
broadcasting....36
aural programming....36
auto repair diagnostic equipment....44
automobile repair and maintenance....44
automobiles 38
auxiliary machines....14
average resale 55
average retail prices 55

B

background sound systems 19
Bakeries and tortilla manufacturing....25
bakery....25
balloons, hot air 34
bar 30
Barware 12
base period....54
basic chemical manufacturing....28
bending 30, 32
Beverage.... 25, 26, 34
Beverage and Tobacco Product Manufacturing 25, 26
bicycle 35
billboards....v, 10, 19, 20
Billboards....20
bins....24
BLS....54
Blue Book 55
blue print machines....27
boarding houses....42
Bolted and fiberglass tanks 22
bolts....26
books....36

bottling 25
bowling alley pinsetters and other equipment....42
bowling electronic scoring machines....42
box converters (cable) 38
breakdown
preventing....43
breeding....21
Breweries....26
bridges 31
broad band microwave assets 37
broadcast TV signals 37
broadcasting 36, 37
Bureau of Labor Statistics 53
burglar and fire alarms 39
Bus 35
bus, chartered....35

C

cabinets....32
Cabinets and Shelving 19
cable
coaxial....38
fiber optic....38
subscriber connection and distribution systems 38
cable industries....36, 37
cable system channels 37
cable testing equipment 37
calendar year 52
California State Board of Equalization 56
camera 12, 31, 37
digital - point-and-shoot 12
camera, digital....12
candy 25
canning 25
car washes 44
card punches....14
card readers....14
card sorters....14
Cardiac Ultrasonic Scanners....17
carpet and upholstery cleaning services....40
carpet cleaning 40
carving 33
case law 72
cases 19, 33
Cash Management Systems 17
Cash Registers 18
cassette....31
CAT 17
categories....12, 19, 54
CATV system 37
C-CPI-U....54
cellular 31, 37
cellular telephones 37
cemeteries and crematories 44
Central Office Equipment 37
central office switching equipment 31
central processing unit....13, 14
Cereal manufacturing....25
chain saws 21
Chained CPI for All Urban Consumers 54
chairs 19, 41
exam....41
Chart Recorders 18
chartered bus 35
chasing, or etching jewelry....33
check out counters....19
chemical manufacturing....28
child day care facilities 41
chiropractors....40
Christmas tree 21
cigarette cases....33
civil engineering construction 23
clerical workers 53
closed circuit tv 39
coatings 27, 28
coaxial cable....38
coffee brewing equipment....43
coin laundries 44
Coin-wrap Equipment....19
cold storage....26
collators 14
combines 21
commercial bakeries 25
commercial dry cleaning equipment....44
commercial equipment repair and maintenance....44
commercials 36
compacts 33
complete aircraft or propulsion systems overhaul and
rebuilding 32
computer ...12, 13, 14, 15, 17, 18, 27, 30, 31, 37, 38, 42, 54, 55, 56
computer driven mills....15
computer integrated manufacturing machinery 15
computer-based switching equipment 37
computer-integrated machinery....15
computer driven mills....15
computer integrated fabrication machinery 15
computer integrated manufacturing machinery....15
computerized assembly machinery....17
computerized machine lathes;....15, 17
computerized assembly machinery....15, 17
C O M P U T E R I Z E D E Q U I P M E N T
Cash Management Systems....17
computerized machine lathes 15, 17
computes 13
concrete
pouring 23
conditioning equipment....22, 72
connecting hardware 37
construction
buildings 23
civil engineering....23
Construction 23, 38
consumer goods....38, 54
Consumer Price Index....53, 54

Contents i
conversion factor 19, 20, 55
converted paper product manufacturing 27
coolers
walk in 43
Copy and Duplicating Machines 19
cordless telephones 31
corrugating 27
Cost Conversion Factors ..... v, 19, 20
Cost Conversion Index 19, 20
Cost Index v
cost of replacement 20
costume rental 38
county assessor 19, 52
couriers and messengers 35
CPI 53, 54
CPI for All Urban Consumers 53
CPI for Urban Wage Earners and Clerical Workers 53
CPI Index v
CPI-U 53, 54
CPI-W 53, 54
cracking 27, 28
crane
bridge 24
jib 24
mobile 24
crops 21
crude 22, 27
crushing 24
crushing plant 24
curing 26
custom garments 26
cutlery and flatware 33
cutting 26, 27, 28, 29, 32, 33
CUUR0400SA0 54
CUUS0400SA0 54

D

Dairy product manufacturing 25
Dairy Production 21
dams 23
data 14, 31, 38, 53, 54
data communications equipment 31
data processing equipment 19
data-entry devices 14
dating services 43
days to sell 55
dealer surveys 55
dealers 34, 55
death care 43
death care services 43, 44
Décor 19
Defibs 18
demodulators 37
dental instruments 41
dentists 40
Depreciable assets 56
Depreciating Property Placed in Service Before 1987 56
depreciation 14, 20, 52, 55
depreciation schedules 55
desks 19
Diagnostic Ultrasounds 17
dies 12
diggers 24
digital broadcasting equipment 36, 37
digital camera 12
point-and-shoot 12
digital video camera 12
dimension stone 22
directory 36
directory and mailing list and software publishing 36
disc drives 14
disc files 14
disc packs 14
displays 19
distillation 27, 28
Distilleries 26
distribution 23, 25, 36, 37, 53
distribution plant 37
distribution system 23, 37
distribution systems
gas 23
domestic producers 53
Dopplers 18
dressing 26
drilling 22, 33
drilling rigs 22
drive units 22
dry cleaning 43
dry cleaning and laundry services 44
duplicating machines 19
dyeing 26

E

EEG Machines 18
EKG Machines 18
electric generating equipment 24
electric power 23
electrical work 23
electronic & precision equipment 44
electronic calculators 13
electronic control center 37
electronic controlled infrared/laser instruments 24
electronic locking devices 40
electronic security alarm 39
engines 22, 32
engraving 33
equality of assessment ..... iii, 72
equipment
commercial dry cleaning 44
electronic 44
lawn and garden 38
lawn mowing 40
mobile 22, 23

precision....44
program origination....37
service and test....38
telephone....37
equipment and machinery repairing....43
EV Charging Stations....44
EV Charging Stations 15....44
exam tables and chairs....41
excavators....22, 24
excise taxes....53, 54
exempt property....iii
EXEMPTIONS FROM PROPERTY TAXES....58
expected life....iv, v, 17, 52, 53
Expected Life....v
expected life table....52, 53
Expected useful life....56
Experimental Aircraft....34
exterminating and pest control services....40
External Pace Makers....18
extraction
oil and gas....22

F

fabricating....26, 30
faceting....33
farms....21
feeding....21
feedlots....21
Fertilizer....21
fiber....21, 26
fiber optic cable....37, 38
field strength meters....37
fifteen year life....5
filing cabinets....19
finishing....26, 29, 44
fire and security equipment....43
fiscal year....52
Five-year life....2, 12
Five-year Life....17
fixed wing aircraft....55
fixtures....v, 29, 32, 40, 44, 72, 73
flatware....33
flipper games....42
florists....34
fluorographic X-ray Units....41
food....21, 25, 43
footwear repair....44
forage harvesters....21
fork lifts....24
formal wear....38
forming....30, 32
fountains....41
freezers....25
frequency converters....37
frit28
Fruit and vegetable preserving....25
full cash value....55
full-service restaurants....43
funeral homes....44
furniture....v, 18, 30, 32, 36, 54
furniture and fixtures....36
furniture and trade fixtures....v
furniture leasing....38
furniture rental....38

G

gambling....42
gambling activities....42
gaming
electronic slots....42
mechanical slots....42
player tracking systems....42
gas....23, 31
gas brokers....23
gasoline stations....34
gateways....31
gems....33
general freight trucks....35
general or routine maintenance....43
General Ultrasonic Scanners....18
glass....29, 32
gliders....34
golf carts....42
goods and services....53, 54
government subsidies....53
government-charged user fees....54
GPS....39
grain....25
grain elevators, non-farm....25
Grain elevators, non-farm....25
grain tanks....25
grant making....43
grazing....21
greenhouses....21
grinding....28, 29
Grounds Maintenance Equipment Blue Book....55
groves....21
guidelines....iv, 21, 56
guiding tours....42

H

hair, nail and skin care services....44
hand tools....24, 44
hay balers....21
headend assets....37
health and personal care stores....34
HEALTH CARE AND SOCIAL ASSISTANCE....40
health practitioners....40
health services
inpatient....41
health spa equipment....43
Heart Rate Devices....18

heavy equipment 38
heavy use washers 43, 44
helicopters 34, 55
highways 23
hoists
  power 24
Hospitals 41
hot air balloons 34
hotel furnishings 42
How to Depreciate Property 56
hydrocarbons 28
hypothetical market-based depreciation schedules 55

I

IAAO 74
ice-making equipment 26
including utility trailers 21
industrial machinery 38
Information 19, 27, 36, 38, 57
Information Services 38
information systems 13, 19
injection pumps 22
inland water transportation 35
inpatient health services 41
input/output devices 31
intangible 14
intangible personal property 14
Internal Revenue Service 56
International Association of Assessing Officers 74
Internet 38
Internet service providers 38
interurban bus 35
IRS 14, 56
itemized equipment . iv, 21, 22, 24, 25, 26, 27, 28, 29, 30, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
Itemized Equipment section . iv, 21, 22, 24, 25, 26, 27, 28, 29, 30, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44

J

janitorial services 40
jewelry 33, 54
jigs 12
jobbers 26
juke box 42

K

keypunches 14
knitting 26
knockouts 22

L

labor force 54
laboratory analytical instruments 32
laboratory equipment 39
LACT units 22
laminating 26, 32
LAN 31
land 72, 73
landlines 37
landscaping services 40
laser sending and receiving equipment 21
lathes 15, 17, 26
laundries
  coin 44
laundry services 43
lawn and garden equipment 38
lawn mowing equipment 40
leagues 42
leasing
  furniture 38
leather 26
leather and allied product manufacturing 26
lensometer 41
Letter of Guidance 52
life expectancy 12, 15, 17, 18, 38
Life Expectancy Guidelines ..... iv, 21, 56
lifts 24
light trucks 35
lime 29
line equipment 25
linens 12, 39, 43
linens, glassware, silverware, and uniforms (not rented) 43
liquid hydrocarbons 28
livestock 25
loaders 21, 22, 24
  bucket 24
  front end 24
Locksmith equipment 40
log loaders 21
logs 26
lubricating oils 27
lumber 26

M

machinery
  computer integrated 15
machining 30, 32
magazines 36
mailing list 36
Mailing Machines 19
Mainframe computer 12
mainframes 13, 31
maintenance 43
  automotive 44
major modifications to systems 32
mammographic X-ray Units 41
manifolds 22
manufactured homes ..... v, 19, 73
Manufactured Housing Guide Cost CD-ROM 55
manufacturing

hydrocarbons 28
MANUFACTURING 25, 26, 27, 28, 29, 30, 31, 32, 33
abrasive product 29
animal foods 25
bakeries and tortilla 25
Beverage and Tobacco Product 25, 26
biological products 28
lime 29
medicinal products 28
metal 33
nonalcoholic beverages 25
paper 27
soft drink 26
specialty foods 25
sugar and confectionary products 25
market comparisons 55
market research 55
market research sources 55
market study v
market tests 55
market-based depreciation schedules 55
Marshall Swift v
mass storage units 14
mean 53
Mechanical and electronic locking devices 40
medical equipment and supplies 33
medical instruments 41
Medical Laser Units 18
mental health practitioners 40
mesoptometers 41
messengers 35
metal 24, 27, 30, 32, 33
metal forming processes 30
metal ore mining 22
metering devices 22
microscopes 41
microwave assets 37
Microwave ovens 19
Microwave systems 37, 38
mineral mining 22
miniaturization technologies 31
Mini-computers 12, 15
MINING 22
Mixmobiles 24
mobile equipment 22, 23, 24
mobile homes 10, 19, 55
Mobile or Manufactured Homes 19
modems, LAN 31
modems, multi-user 31
modulators 37
molding 28, 29, 32
monitors 18, 31
patient 18
systolic 18
temperature 18
mortality 56
motion pictures 36
Motor Vehicle Body & Trailer Manufacturing 32
Motor Vehicle Manufacturing 32
motorcycles 55
motors 32
MRI (Magnetic) Scanners 18
multi-user modems 31
musical instrument amplifications 31
musical instruments 31, 39

N

N.A.D.A 55
NAC 361.1371 iv
NAC 361.1375 iv
NAICS ..... v, vi, 21, 39, 43, 44
NAICS 311 43
NAICS Code 517 43
navigation 32
navigation and guidance systems 32
nets 21
Neurological Monitors 18
Nevada Administrative Code 45
Nevada Department of Taxation 52, 55, 73
Nevada Revised Statutes 45
newspapers 36
nonalcoholic beverage manufacturing 25
North American Industry Classification System vi
NRS ..... iii, iv, 14, 19, 20, 31, 72, 73
Chapter 371 19
NRS 361.030 ..... iii, 72
NRS 361.035 ..... iii, 72
NRS 361.227 ..... 20, 72
NRS 361.227(4) 72
NRS 361.244 73
NRS 361.325(3) 19
NRS 361.5643 19
Nuclear Medicine Cameras 18
nurseries 21

O

OB/GYN Ultrasonic Scanners 18
obsolescence ..... v, 12, 17, 18, 36, 37
obsolete 56
occupational therapists 40
Office Furniture 18, 19
office supplies 33
offices 41
oil 22, 25, 54
Oil and Gas Extraction 22
omni-directional communications 37
optometrists 40
orchards 21
ore 30
original cost 55
Orion Research Corporation 55
oscilloscopes 37

oscilloscopes, field strength meters, spectrum analyzers, and cable testing equipment. Subscriber connection and distribution systems include assets such as trunk and feeder cable, connecting hardware 37
other personal services 44
outdoor patio furnishings 43
outpatient services 40
overhaul and rebuilding 32
Oximeters 18
Oxygen Analyzers 18
oxygen generation 22

P

pacemakers
external 18
packaging 25
packing and sorting 25
paging services 37
paging systems 37
paint and varnish removers 28
paint brush cleaners 28
paint products 28
paint, coating, and adhesive manufacturing 28
painting 23
paper manufacturing 27
paper tape equipment 14
Paperboard 27
patient monitors 18
patterns 12
PBX 31
PCs 12
pens 21
Penton Business Media, Inc. 55
Percent Good ..... v, vi
periodic restoration 32
periodicals 36
peripheral equipment 13, 31, 56
peripherals 12, 15, 30, 55
personal and household goods repair and maintenance 44
personal care services 43, 44
Personal Computers (PCs) 12, 13, 31
personal metal goods 33
personal property ..... iv, v, 14, 19, 52, 55, 56, 72, 73
Personal Property Manual 52
personal property, intangible 14
personal watercraft 55
pet care 43, 44
PET Scanners (Positron) Emission 18
petrochemical processes 28
petroleum 22, 27, 28
petroleum and coal products manufacturing 27
petroleum refining 27
pharmaceutical and medicine manufacturing 28
photo-finishing 43, 44
Photography 39
physical properties testing equipment 32
physical therapists 40
physically annexed 72
physicians 40
plant
distribution 37
plants 21, 23, 24, 29
plastics 26, 27, 28, 32
plotters 14
plumbing 23, 29
population 53, 54
portable toilets 40
portable x-ray units 41
POS 19
pouring concrete 23
power equipment 37
power hoists 24
Power shovels 24
power tools 24
Powersport Vehicle Blue Book 55
PPI 53
PPI Index v
PPI sample 53
preamplifiers 37
precious metal 33
precious or semiprecious stones and gems 33
pressure equipment 22
price change 53
Primedia Business Magazines 55
printing 13, 27
flexographic 27
gravure 27
lithographic 27
screen 27
printing and related support activities 27
procedures for determining taxable value iv
Producer Price Index 53
Professional libraries 39
PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES 39
Program origination equipment 37
projection equipment 36
public address systems 19, 31
publishing 27, 36
pulp, paper and paperboards mills 27
pumps
injection 22
putties 28

Q

quarrying 22

R

racks 19
radio 36, 37
two-way 37
rail transportation 35
ranches 21

real estate ..... iii, 38, 72
REAL ESTATE, RENTAL, AND LEASING 38
real property ..... v, 19, 72, 73
recreation 42
recreation activities 42
recreational accommodation 42
reference population 54
refined petroleum 28
refrigeration 25
regulations 45
religious activities 43
rentals
  ski equipment 39
rent-to-own merchandise 39
repair
  automotive 44
repairing
  equipment 43
  machinery 43
resampled 53
restaurants
  full-service 43
  limited service 43
  special food 43
restoration 32
restore machinery 43
retail bakeries 25
Retail Sales Equipment 18
retail selling price ..... iv, 19
RETAIL TRADE 34
retailers 25
retailing 25
retirees 54
rigs, drilling 22
Roadrollers/ 24
Roger Rohrs Publisher 55
rollers 24
  road 24
  sheepsfoot 24
rooming and boarding houses 42
rotorcraft 34
routers 31
routine maintenance 43
rubber 26, 28

S

safes 40
sales and excise taxes 53, 54
satellite linkups 37
saw mills 21
Scanners
  Cardiac 17
  CAT (Comp Tomography) Scanners 17
  Diagnostic Ultrasound 17
  General Ultrasound 18
  Magnetic 18
  MRI 18
  Portable 18, 41
Scarifiers 24
scrubber screens 24
secured 19, 20
security vaults 40
seed cleaning equipment – portable 21
seed cleaning machinery and equipment 21
seeds 21
self-employed 54
seller 53
Selling price 55
semiprecious stones and gems 33
serial number 73
service
  valuation 54, 56
service and test equipment 38
services 44
  dry cleaning and laundry 44
  hair, nail and skin care 44
  other personal 44
  personal care 44
Seven-year life 3, 12
Seven-year Life 15, 17, 18
shaping 26, 27, 29
shaping tools 26
Short Life Property 12
short line railroads 35
short-life property v
short-term workers 54
shovels
  power 24
signs 19
signs, electronic 19
ski area equipment
  snow cats and packers 42
ski equipment rentals 39
skidders 21
slabbing 33
small tools 44
snowmobiles 55
soft drink manufacturing 26
software publishing 36
sound systems 19, 41
speaker systems 31
special procedure X-ray units 41
special properties ..... v, 12, 38, 39, 41
specialty food manufacturing 25
specialty trade construction 23, 24
specific life iv
spectrum analyzers 37
speech therapists 40
spirometers 18
sporting goods 33
sports 42, 54
sports activities 42
sports teams 42
spreaders
  cement 24

State Board of Equalization 56
station equipment 37, 38
statutes 45
stereo equipment 31
stock shop products 33
stones 33
storage devices 31
Stores 34
straight line depreciation v
structure 72
Subscriber connection and distribution systems 37, 38
Sugar and confectionery product manufacturing 25
sum of the changes 53
suppliers 56
Supply
  air conditioning 23
  steam 23
Surveying equipment 39
switches 32
switching and transmission facilities 37
switching equipment
  computer based 37
Systolic Monitors 18

T

TABLE OF EXEMPTIONS 59
tables
  exam 41
tailors 26
tanks 22, 24, 25, 41
tanning 26
tape drives 14
tax roll 19, 20, 73
taxable value ..... iv, vi, 19
Taxable Value
  Procedures for Determining iv
taxis 35
Telecommunications 36, 37
  wired 37
  wireless 37
telephone answering machines 31
telephone equipment 37
telephone systems 43
telephones
  cellular 37
teleprinters 14
television broadcasting 36
television programs 36
televisions 31, 36, 37, 43, 54
Temperature Monitors 18
temporary parking services 43
Ten-year life 4
terminals, computer 14, 31, 56
test equipment 22, 31
textile mills 26
textile product 26
textiles 26
The Appraisal Institute 74
The Appraisal of Real Estate 74
therapists
  physical, occupational and speech 40
thermal cracking and distillation 28
Thirty-year life 7
Three-year life 1, 12, 14, 15
Three-year Life 12, 17, 18
timber 21
Tobacco 25, 26
tools 44
  hand 44
  small 44
toys 33
tractors 21, 24
tractor-trailers 35
trade fixtures 36
trade groups 56
trailers 21, 35, 55
trailers, tractors 35
transformers 22, 32, 37
transit and ground passenger transportation 35
transit systems 35
transmitting 23, 32, 37
transportation ..... iv, 35, 42
  interurban bus 35
transportation activities 35
TRANSPORTATION AND WAREHOUSING 34
transportation equipment 42
travel trailer 19
traveler accommodation 42
treaters 22
trees 21
trend acquisition cost 53
truck 35
Truck Transportation 35
trucks, general freight 35
trucks, light 35
trunk and feeder cable 37
tubing 33
tumbling 33
Twenty-year life 6
two-way radio 37

U

U.S. Treasury Department Internal Revenue Service Publication 56
unemployed 54
uniforms 12, 39
unlicensed farm vehicles 21
unsecured 19, 20
urban transit systems 35
UsedPrice.com 55
utensils 21
UTILITIES 23
utility trailer 19, 21

V

Valuation Service 54, 56
value
  full cash 55
Value, taxable ..... iv, 19
van 19, 35
vending machines 43
veterinary 44
video 12, 13, 31, 36, 37
video cassette recorders 31
video equipment 31
video games 42
video tapes 12, 39
vines 21
visual image projector tubes 14

W

wage earners 53
wagons 21
walk-in coolers 25, 43
warehousing and storage 35
washers
  heavy use 43, 44
WASTE MANAGEMENT 39, 40
water purification 25
water repellant coatings 28
water supply systems 23
Water Transportation 35
water treatment plants 23
weaving 26
web search portals 38
welder 24
welding 30, 32
welding equipment 44
West Urban 54
WHOLESALE TRADE 33
wholesalers 25
window air conditioners 18
Wineries 26
wire 30, 31, 32, 33
wiring equipment 24
wood 21, 26, 27, 32
wood chips 21
wood containers 26
wood product 26
workers 54

X

X-ray units
  angiographic 41
  fluorographic 41
  mammographic 41
  portable 41
  special procedure 41

Y

year of acquisition 20, 52

ITEM VI. 8 - 2026-2027 NEVADA PROPERTY TAX ELEMENTS & APPLICATION MANUAL



NEVADA DEPARTMENT OF TAXATION

Division of Excise & Local Government Services

Nevada Property Tax:

Elements and Application

NEVADA DEPARTMENT OF TAXATION

Nevada Property Tax: Elements and Application

Department of Taxation
Division of Excise & Local Government Services
3850 Arrowhead Dr.
Carson City, Nevada 89706
Phone 775.684.2100
In State Toll Free 1.800.992.0900

Updated March 2026

Table of Contents

CHAPTER 1: Historical Overview 1
Administrative Roles 7
Timeline 15

CHAPTER 2: Elements of the Property Tax 17
Element One: Taxable Value 17
Element Two: Level of Assessment and Assessed Value 22
Element Three: The Tax Rate 22

CHAPTER 3: Elements of the Tax Roll 25
- Secured and Unsecured 26
- Central Assessment 27
- Classification of Property as real or personal 27

Secured and Unsecured Roll Timeline 30
Revenue Projection Timeline 31

CHAPTER 4: Agricultural, Personal, Special Purpose, Mines, and Mineral Properties 32
- Agricultural Property 32
- Open-Space Land 35
- Personal Property 37
- Special Purpose 37
- Valuation of Mines 40
- Valuation of Minerals for Net Proceeds 40

CHAPTER 5: Tax Relief 43

- Property Tax Limitations 44
- Property Tax Exemptions 45
- Property Tax Abatements 46

CHAPTER 6: Equalization by the Tax Commission 50

- Ratio Study 50
- Performance Audits 52

CHAPTER 7: The Appeal Process 54

- County Board of Equalization 55
- State Board of Equalization 55
- Nevada Tax Commission 56

LIST OF TABLES

- Table I: Steps in Property Tax Appraisal Administration 13
- Table II: Organization Chart 14
- Table III: Allocation and Apportionment Factors and Weights by Industry Type 42

APPENDIX

- Appendix I: Property Tax Exemptions -Abatements 58
- Appendix II: Publications 67

Chapter 1

Historical Overview

"The subject of taxation is not necessarily so abstract and technical that it is devoid of interest to the ordinary citizen. It has its human interest."

Romanzo Adams,
Taxation in Nevada, A History, 1918

Nevada has a history rich in adapting the system of taxation to meet the needs of her people. The early history of the tax system in Nevada reflects the heavy reliance on property taxes; the relative economic importance of mining within the state, and the experience with property tax systems of the eastern United States that the miners brought with them.

Prior to 1901, the property tax system relied wholly on county assessors, guided by general laws, and motivated by a system of incentives, including commissions and penalties, to enforce a fair and equal property tax. Equitable results varied, and the need became apparent that a centralized agency was necessary for continuity of decision-making and to ensure that equity and fairness were maintained throughout the state. Checks and balances were imposed when the State Board of Assessors was created in 1901. The centralized state agency provided additional oversight and guidance to county officials and was responsible for establishing the value of property of an interstate or intercounty nature.

Tax System turns modern in the '70's

Reorganization

Prior to 1975, the Division of Assessment Standards (now called the Division of Excise and Local Government Services) was responsible for oversight of

the property tax system and was a direct operating arm of the Nevada Tax Commission. The Commission was composed of nine members who directed the work of the Division and also acted as the State Board of Equalization for appeals.

Based on the findings of the Governor's Tax Assessment and Equity Study committee, several proposals were made to improve the property tax system. AB 317, enacted into law in 1975, reduced the number of Tax Commission members from 9 to 7. The bill changed the language of the requirements for serving on the Commission so that business experience would be more general and not necessarily related to specific industries. In addition, the bill created the Department of Taxation headed by a chief administrative officer with the title executive director who is appointed by the Governor.

AB 317 gave the executive director the authority to make final decisions on matters coming within the jurisdiction of the Department of Taxation but provided for an appeal process before the Tax Commission. Many of the powers, authorities, and responsibilities of the Tax Commission were transferred to the Department; however, the Tax Commission remains the statutory head of the Department. Some of the transferred duties included assistance to county assessors in the appraisal of property, development of assessment standards, conducting ratio studies and carrying on a program of in-service training.

The Tax Commission was also separated from the State Board of Equalization and different individuals are appointed to each board thus providing an additional check and balance in the system. Prior to the change, there was a perceived conflict of interest for the Commission members to serve in both a rule-making and adjudicatory capacity with regard to first establishing property values and then hearing the appeals on those values. Separation of the two bodies eliminated the perception of any bias during appeals. The State Board of Equalization became responsible for all appeals of value established by the Tax Commission and for appeals from the County Boards of Equalization.

New Parceling System

The bill also provided for a parceling system so that all land in the state could be described. Prior to 1975, assessors were not required to maintain a complete set of maps. Under AB 317, approved May 27, 1975, NRS 360.280 was amended to require assessors to "maintain a complete set of maps to accurately describe and illustrate all parcels of land as provided in chapter 361 of NRS." In addition, the bill provided that not later than July 1, 1979, the parceling system would be completed.

All land was to be described according to a parcel numbering system, and the department was to assist any county that did not have the

capacity to prepare such maps. The Department was to ensure that the maps were properly updated (Section 51 of the bill); see NRS 361.189 through 361.220. The purpose of these laws was to standardize mapping practices, to ensure assessors can account for all of the rights, title and interest inherent with the taxpayers' ownership or use of real property. As a result, most county offices today use computer-aided drafting and design or GIS systems. The standard model was adapted from California's map-book and page system.

The definition of a parcel of land for assessment purposes is described as "a contiguous area of land under one ownership and in one general use." It is identified using an assessor's parcel number (APN). A parcel of land for assessment purposes can be a different parcel from that of a lot or a series of lots plotted on subdivision maps and other plats. The assessor's parcel consists of the largest area of land that the assessor can legally and practically "parcel" (assign an APN). This "parceled" area of land may have been conveyed by one or several deeds; it may contain numerous lots or only a fraction of a lot. Examples of parcels described for assessment purposes by an APN are:

- Several subdivision lots covered by an office or other buildings and in one ownership;
- An entire block subdivided into lots but used as a unit and in one ownership;
- An area covered by an industrial plant and in one ownership. It might consist of several subdivision lots or even parts of two or more subdivisions.
- An area covered by a store building with a parking lot used in connection with the business and in the same ownership.
- There are instances when two separate properties under a single ownership can be considered as two separate parcels. This occurs when each property has a residence situated on the lot. A distinct parcel number is assigned to each property even though the properties are under a single ownership or are lots in a new subdivision held by one owner whose intent is to sell these lots individually.

Professional Assessing Officials

The Governor's Tax Assessment and Equity Study committee recommended that "it would be better to have assessors and their staff attend school to become better qualified, and that before reelection, assessors must become certified as competent by the Nevada Tax

Commission." (Dr. Glen Atkinson, reporting to the Assembly Taxation Committee, March 13, 1975).

The Division of Excise and Local Government Services today administers the appraiser certification program, including developing and administering the certification examination, which tests the knowledge of appraisal principles and property tax law of those persons who perform appraisals for property tax purposes; and granting appraisal certificates to every applicant who passes the exam. The Division also maintains the training records for all certified appraisers and independent contractors.

In connection with this program, the Appraiser Certification Board may recommend to the Division that the certificate of any person who fails to complete or carry forward the minimum number of continuing education hours may be suspended or revoked. In addition, the Board advises the Division what courses may be accepted for credit as continuing education.

Monitoring Assessment Work

The viability of a property tax depends on the accuracy of county assessors in estimating taxable value; a ratio study provides a means for evaluating the accuracy of those appraisals. The requirement to study and measure assessment accuracy began in 1965 with S.B. 15. The requirements in the statute were changed several times in subsequent years, with the most substantial changes made in 1973 and 1975. Today, NRS 361.333(1) requires the Department to determine the ratio of assessed value of each type or class of property for which the county assessor has the responsibility of assessing to:

(1) the assessed value of comparable property in the remaining counties; and

(2) the taxable value of that type or class of property within that county.

In addition, the Division also conducts performance audits pursuant to regulations that were adopted in 2010. A performance audit is an independent assessment of the performance of a county official in carrying out his or her responsibilities relating to the preparation of the assessment roll and the collection of property taxes; see *NAC 360.720 through 360.736.*

Tax Relief in 1979 and the Tax Shift of 1981

California's Prop 13

In 1978, California voters staged what has been described as a property tax revolt by approving a

statewide ballot initiative known as Proposition 13. "Full cash value" was defined as the assessed valuation as of the 1975-76 tax year, or "thereafter, the appraised value of real property when purchased, newly constructed, or a change in ownership has occurred after the 1975 assessment". The assessment "may reflect from year to year the inflationary rate not to exceed 2 percent for any given year."

Over time, this acquisition-value system created dramatic disparities in the taxes paid by persons owning similar pieces of property. Property values in California inflated far more than the allowed 2% cap on increases in assessments for property that is not newly constructed or that has not changed hands. As a result, longer-term property owners pay lower property taxes reflecting historic property values, while newer owners pay higher property taxes reflecting more recent values. For that reason, Prop 13 has been labeled by some as a "welcome stranger" system – the newcomer to an established community is "welcome" in anticipation that he will contribute a larger percentage of support for local government than his settled neighbor who owns a comparable home (*see Nordlinger v. Hahn (1992) 120 L. Ed. 2d 1).*

Tax Reform Enacted in Nevada

In the wake of California's Proposition 13, some major changes occurred in 1979 in response to the ballot initiative known as Question 6, which itself was a response to Prop 13 in California. In 1979, the Legislature passed SB 204 to provide property tax relief.

One of the main features of the bill was the provision of a lower limit on the tax rate from $5.00 allowed by the Nevada Constitution to $3.64. Essentially this reduction in the tax rate was paid for by replacing one mandatory school district levy of 70 cents with money appropriated to the Distributive School Fund, and a second school district levy of 80 cents would be reduced to 50 cents, with the difference to be state funded. Also, a Medicaid levy of 11 cents would be state funded and the state tax of 25 cents would not be levied, for a total of $1.36 reduction in the overall property tax rate.

SB 204 also provided that all household goods and furniture were exempt; it provided for a process of requiring landlords to inform tenants of the amount of rent which represents property taxes; it provided for a limitation on expenditures by local governments, except school districts, and other governmental accounting controls, such as a reasonable ending fund balance.

Tax Shift of 1981

Additional property tax relief was enacted in 1981. The incentive during the Tax Shift of 1981 was to provide additional property tax relief to homeowners, while still providing an adequate source of revenue for local governments. The tax shift reduced property tax collections by 50 percent and placed a greater reliance on sales taxes for revenues for local governments.

SB 69, one of three pieces of enabling legislation, changed the method of appraisal from market value to "taxable value." Taxable value adds the market value for land, based on the use to which it is actually put, rather than highest and best use, plus replacement cost new less depreciation for improvements. "Taxable value" remains the standard of valuation today.

As defined in NRS 361.227, the taxable value of vacant land is limited to the full cash value, based on the actual current use of the land. If the property is improved, taxable value is equal to the full cash value of the land plus the replacement cost new less depreciation of the improvements. Depreciation is set at the rate of 1.5 percent per year for each year of adjusted actual age of the improvement, up to a maximum of 50 years.

AB 369 was a second piece of enabling legislation. The bill provided for monthly reporting instead of quarterly reporting of the sales tax; the City-County Relief tax portion of the sales tax was made mandatory rather than optional; it also provided for increased rates.

The third piece of enabling legislation was SB 411, which provided for revenue expenditure capping measures, regulatory fee limitations, state involvement in the audit process, limitations on the scope of enterprise and reserve fund accounting and increasing Department of Taxation authority with regard to local government budgets.

Tax Relief in 2005: Property Tax Abatements

In 2005, the Nevada Legislature determined that rising real property values had placed an unreasonable property tax burden on taxpayers:

> *The Legislature hereby finds and declares that an increase in the tax bill of the owner of a home by more than 3*

percent over the tax bill of that homeowner for the previous year constitutes a severe economic hardship within the meaning of subsection 10 of Section 1 of Article 10 of the Nevada Constitution. The Legislature therefore directs a partial abatement of taxes for such homeowners…

To address the problem, the Legislature adopted an abatement scheme which has been codified at NRS 361.471 to 361.4735, inclusive. The abatement in effect is a limitation on the increase in taxes and is generally called a "tax cap."

The cap applies to the taxes only and not to the taxable or assessed values as established by the county assessors. Thus, the county assessors must continue to appraise the land and improvements according to the applicable statutory methodologies and without reference to the abatement scheme. In other words, the abatement scheme does not apply until after the county assessors have established the taxable and assessed values for the year. The assessors continue to notify taxpayers annually of the taxable and assessed values which have been established for real property in the state. The abatement is then applied to reduce the tax bill. The amount of the abatement is computed by reference to the taxes as assessed for the preceding year.

See Chapter 5 for a more complete discussion of the "Tax Cap" abatements.

Administrative Roles

The Nevada Tax Commission (Commission), the Nevada Department of Taxation (Department), County Assessors, County Treasurers, County Commissioners, the State and County Boards of Equalization (State Board / County Board), the Committee on Local Government Finance (CLGF), and the Appraiser Certification Board (ACB) each have an important role to play in administering the property tax system.

Nevada Tax Commission

The Commission consists of eight members appointed by the Governor; and at least 5 of the members must have ten years of experience in various fields of business including real property, utilities, agriculture, finance, and mining. The Commission is responsible for prescribing regulations to carry on the business of the Commission and the Department *(NRS 360.090).* Decisions of the Department may be appealed to the Commission and the Commission may review any decisions of the Department *(NRS 360.245).* The Commission may confer with, advise, and direct county officials regarding the preparation of the tax roll, collection of taxes and other revenues *(NRS 360.250).*

The Commission also adopts the formulas used by the Department to establish the taxable value of centrally assessed properties and certifies the values of centrally assessed properties appraised by the Department *(NRS 361.320).* The Commission establishes the unit values to be used for agricultural land and mobile homes *(NRS 361.325),* as well as the standards and schedules to be used for the valuation of personal property *(NRS 361.227).* The Commission may also take equalization action if it finds that any class of property is assessed at less or more than the proper percentage provided by law *(NRS 361.333).*

Pursuant to NRS 361.4547, the Commission certifies to the board of county commissioners of each county, the combined tax rate necessary to produce the amount of revenue required by the approved budgets.

Nevada Department of Taxation

The Department exercises general supervision and control over the entire revenue system of the State *(NRS 360.200)*. In terms of the property tax, the Department, through the Division of Excise and Local Government Services, directly appraises the property of an interstate or intercounty nature *(NRS 360.210; 361.320);* determines the net proceeds of minerals *(NRS 362.100)*; and bills, collects and distributes the property tax for centrally assessed property and net proceeds taxes. The Department also appraises and assesses all mine facilities and equipment *(NRS 362.100)* but does not bill, collect, or distribute the property tax for mining facilities. Instead, the assessed values of mine property are transmitted to the counties, who then bill, collect, and distribute the property tax.

The Department may assist and consult with County Assessors in appraising property and developing and maintaining standard assessment

procedures *(NRS 360.215).* The Department annually conducts a ratio study to determine whether property values are equalized among the counties *(NRS 361.333)*. In addition, the Department conducts the certification and continuing education program of property tax appraisers at county and state levels *(NRS 361.221).*

The Department also administers the provisions of the Local Government Budget and Finance Act *(NRS 354.470 to 354.626, inclusive),* including overseeing the revenue limitations, indebtedness, budgets, and audits of local governments. The Department establishes and monitors the maximum allowed revenue a local government may receive from property taxes; calculates and prepares property tax rates to be certified by the Nevada Tax Commission; prepares and publishes the Property Tax Rate Report (Redbook) for local governments; and reviews and approves final budgets submitted by local governments and determines whether the proposed tax rates exceed the allowed rate *(NRS 361.4547).*

County Assessors

The County Assessor is an elected official who discovers, lists, and determines the taxable value of all real and personal property in his or her county, except property to be valued by the Department *(NRS 361.260).* For real property not reappraised in the current year, the Assessor also determines an assessed value by applying land and improvement factors approved by the Commission *(NRS 361.260; 361.261).* The Assessor is required to use standards for appraising and reappraising land established by the Tax Commission *(NRS 361.260).*

The County Assessor produces and publishes the assessment roll and notifies each taxpayer of the assessed value of his property *(NRS 361.300).* The tax roll is certified to the Commission that the assessor has complied with the regulations of the Tax Commission *(NRS 360.250)* and a copy of the tax roll is provided to the State Board of Equalization *(NRS 361.390).* The County Assessor adopts and uses the manuals and regulations prescribed by the Commission, keeps assessment rolls in the form and manner prescribed by the Department, requires the appropriate property statement forms to be used by taxpayers, and maintains a complete set of maps describing all parcels of land within his or her county *(NRS 360.280).*

The County Assessor produces a variety of reports for the Department including a segregation report showing actual and projected assessed values for each taxing entity within the county for budgeting purposes and a statistical analysis of the roll after all appeals have been

heard *(NRS 361.390).* The Assessor also defends values before the County and State Boards of Equalization in the event of an appeal.

Nevada State Board of Equalization

The State Board consists of five members appointed by the Governor. At least one member must be a certified public accountant, one member must be a property appraiser with a professional designation, and one member who is versed in the valuation of centrally assessed properties *(NRS 361.375).*

The State Board hears appeals from the decisions of County Boards of Equalization and direct appeals of values certified by the Commission or the Department as well as values established by the county assessor that could not otherwise be heard by the County Board *(NRS 361.360; 361.400; 361.403).* The State Board may adopt regulations governing its own procedures and practices but does not adopt regulations regarding the valuation of property, which is the prerogative of the Commission.

County Boards of Equalization

County Boards of Equalization (County Board) consist of three or five members depending on the population of the county. The Board of County Commissioners appoints the members of the County Board. The County Board may change and correct any valuation of the county assessor found to be incorrect and hear all protests regarding locally assessed properties.

County Treasurers

The County Treasurer is an elected official who bills and collects all taxes assessed upon the real property tax roll *(NRS 361.480; 361.475).* In certain cases, the County Assessor bills and collects property taxes for personal property *(NRS 361.483; 361.5605).* The County Treasurer manages the collection of delinquent taxes and the seizure and sale of property in the event taxes remain unpaid *(NRS 361.5648 through 361.595).*

The County Treasurer calculates and applies the appropriate amount of any primary residential abatement and general abatement and consults with the County Assessor to determine whether a property is eligible for abatement *(NAC 361.6055).* The County Treasurer also administers any claims for the postponement of payment of the property

tax *(NRS 361.736 through 361.7898).* The County Treasurer remits a portion of the property tax to the State (NRS 361.745) and apportions the taxes received among the various funds and local governments within the county (NRS 361.755).

County Commissioners

The Board of County Commissioners consists of elected officials who are required to provide the County Assessor "suitable books" for the tax list *(NRS 361.255).* In modern day terms, this is generally interpreted to mean that certain supplies and computer programs must be provided. The members of the County Board of Equalization are appointed by the County Commission *(NRS 361.340)* and the County Commission may provide for additional panels of the County Board of Equalization. The County Commission may correct clerical errors and over-assessments on the tax roll *(NRS 361.767; 361.768).*

The County Commission, as the governing body of the county, also adopts tentative and final budgets pursuant to NRS 354.597 and 354.598 and the regulations of the Committee on Local Government Finance. The County Commissioners must also provide in the budget a reasonable amount of money and levy a tax to provide for the payment of interest with respect to judgements which may be secured against the county *(NRS 361.425).* In the event the combined tax rate adopted by the various governing boards of local jurisdictions exceeds the limit imposed by NRS 361.453, the chairman of the County Commission convenes a meeting of all the governing boards to establish a combined tax rate that conforms to the statutory limit *(NRS 361.455).* Once the combined tax rate has been certified by the Tax Commission, the County Commissioners levy the tax rate (NRS 361.460).

Committee on Local Government Finance

The Committee on Local Government Finance (CLGF) consists of 11 members. The Nevada League of Cities, the Nevada Association of County Commissioners, and the Nevada Association of School Boards each appoint three members; the Nevada State Board of Accountancy appoints two members.

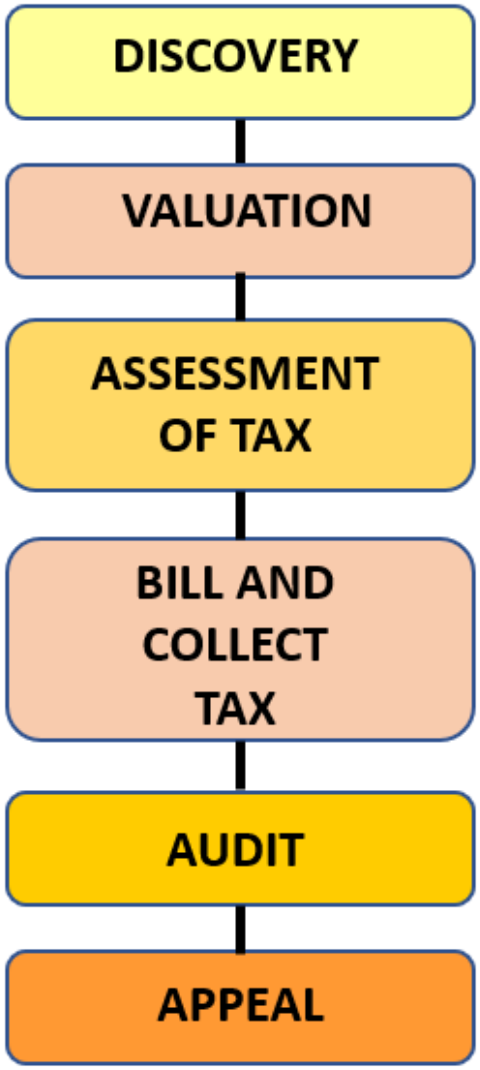
CLGF has the authority to promulgate regulations regarding the Local Government Budget and Finance Act *(NRS Chapter 354)* as well as NRS Chapter 350, Municipal Obligations. CLGF monitors the fiscal health of local jurisdictions through a variety of reports submitted to the Department *(NRS 354.665).* CLGF reviews plans of corrective action to mitigate possible financial emergency submitted by local governments,

provides observations and recommendations to the local governments, and periodically reviews the status of the financial operations of the local governments *(NRS 354.685).*

Appraiser Certification Board

The Appraiser Certification Board (ACB) consists of six members, three of whom are county assessors appointed by their peers and three from the Department appointed by the Tax Commission *(NRS 361.221).* ACB advises the Department regarding the certification and continuing education of property tax appraisers, reviews and approves courses for continuing education and determines whether individuals have met the training requirements for certification as a property tax appraiser.

Table I: Steps in Property Tax Appraisal Administration



TASKS

- Identify all taxable property
- Identify legal owners
- Classify property in terms of use
- Develop process to report property on an annual cycle

➢ Develop processes for determining appraised value

➢ Apply processes to property

○ Taxable value is multiplied by assessment ratio to establish assessed value

○ Property owners are informed of assessed value

❑ Set tax rates

❑ Bill taxpayer

❑ Collect revenue from taxpayer

✓ Determine if all taxable property is identified

✓ Determine if correct value is being estimated for property

❖ Informal processes to "question" facts of the appraisal

❖ Formal processes to "challenge" appraisal

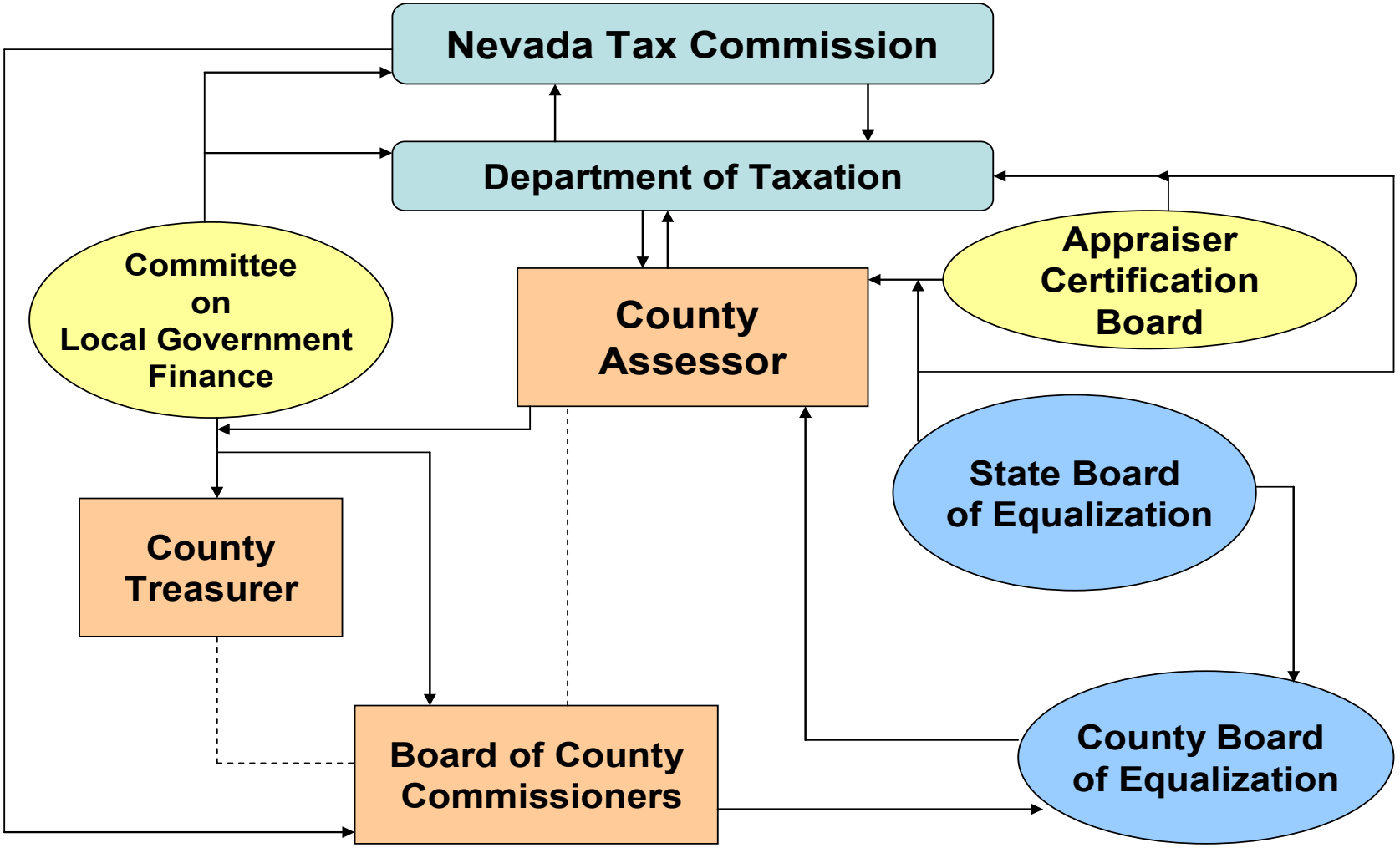


Table II: Organization Chart

PROPERTY TAX TIMELINE
2026 CALENDAR YEAR

	2025-2026 FISCAL YEAR						2026-2027 FISCAL YR					
	Jan	**Feb**	**Mar**	**April**	**May**	**June**	**July**	**Aug**	**Sept**	**Oct**	**Nov**	**Dec**
Discovery, List, Valuation - Secured Roll	**NRS 361.310(1):** **26-27** Secured Roll is Published **NRS 361.310(2):** Changes may be made to **26-27** Secured Roll	**NRS 361.310(2):** Changes that occur before **July 1** may be made to **26-27** Secured Roll for certain specified reasons.					**NRS 361.260(1):** Property on **26-27** Secured Roll is Assessed; the lien date is **July 1, 2026**					**NRS 361.300 (6)(a):** Publish List of all taxpayers on the **27-28** Secured Roll on or before **Dec 18**
	NAC 361.128(1)(b)(1): **27-28 Secured** Roll - Use Marshall/Swift published **Jan. 2026** for improvement values on **27-28** secured roll	**NRS 361.260(1):** **27-28** Secured Roll Work year begins. Improvement costs based on Marshall/Swift in **Jan. 2026**	**NRS 361.318:** Reports for centrally-assessed properties are due **March 31** for the **27-28** secured roll (lien date **July 1, 2027**).		Department publishes Personal Property Manual for the **27-28** Secured and Unsecured Rolls.	**NRS 361.155:** Claims for personal tax exemptions must be filed by **June 15**. **NRS 361A.110:** Applications for ag designation due **June 1**				**NRS 361.320(1):** NTC establishes centrally-assessed values for **27-28** Secured Roll and **26-27** Unsecured Roll.		**NRS 361.310(2):** **27-28** Roll Closes on day list is delivered for publication.
			NRS 361.260(5): NTC adopts improvement factors for **27-28** Secured and Unsecured Roll.		Department publishes Ratio Study for property on **26-27** Secured and **25-26** Unsecured Rolls.		**NRS 361.260(7):** **27-28** Land values are established based on sales occuring before **July 1, 2026**			**NRS 361.310(4):** Log of all changes made to **26-27** Secured Roll delivered to Department by **Oct. 31.**		
Discovery, List, Valuation - Unsecured Roll	**NRS 361.260(1):** Continuing discovery and placement of unsecured real or personal property on **25-26** Unsecured roll. It must have been in existence in county on **July 1, 2025.**			**NRS 361.260(1):** Continuing discovery and placement of unsecured real or personal property on **25-26** Unsecured roll. It must have been in existence in county on **July 1, 2025.** **25-26** Unsecured Roll closes **April 30**.	**NRS 361.260(1):** **26-27** Unsecured Roll Work Year begins. Lien date is **July 1, 2026.**		**NRS 361.260(1):** Property on **26-27** Unsecured Roll is Assessed; the lien date is **July 1, 2026.**					
							NRS 361.265(3): Declarations of personal property due by **July 31** for the **26-27** Unsecured Roll.	**NRS 361.265(3):** Declarations sent to taxpayers after **July 15** have to be returned within 15 days.				
Collection	**NRS 361.483(5):** 3rd installment of taxes due on first Monday in January for **25-26 Secured** Roll (Lien date **July 1, 2025**).		**NRS 361.483(5):** 4th installment of taxes due on first Monday in March for **25-26** Fiscal Year (Lien date **July 1, 2025**).					**NRS 361.483(5):** 1st installment due on 3rd Monday in August for **26-27 Secured** Roll; and certain personal property on **25-26 Unsecured** Roll. (Lien date **July 1, 2026**)		**NRS 361.483(5):** 2nd installment due on 1st Monday in October for **26-27** Secured Roll; and certain personal property on **25-26** Unsecured Roll. (Lien date **July 1, 2026**)	**NRS 361.320(9):** **25-26** Unsecured Centrally assessed private carlines, unsecured, PET billed	**NRS 361.320(9):** **26-27** Unsecured Centrally-assessed taxes are due by **Dec. 15**.

	PROPERTY TAX TIMELINE 2026 CALENDAR YEAR											
	2025-2026 FISCAL YEAR						2026-2027 FISCAL YR					
	Jan	**Feb**	**Mar**	**April**	**May**	**June**	**July**	**Aug**	**Sept**	**Oct**	**Nov**	**Dec**
Appeal	**NRS 361.356(1) & NRS 361.357(1):** Appeals of values on **26-27** Secured may be made to County Board of Equalization by **January 15, 2026**.	**NRS 361.360 (3):** Appeals of values on **25-26** Unsecured Roll made after **December 15, 2025** but before **April 30, 2026** may be heard by SBE if filed prior to **May 15, 2026**.										
	NRS 361.355(2): Appeals of values placed on **25-26** Unsecured Roll between **May 1, 2025** and **December 15, 2025** may go to CBE	**NRS 361.340(10):** CBE ends on **February 28, 2026** for appeals of values on the **26-27** Secured and **25-26** Unsecured Rolls.	**NRS 361.380(1):** SBE session begins on 4th Monday for **26-27** Secured Roll direct from NTC and appeals from CBE. Appeals from CBE must be filed by **March 10, 2026**.		**NRS 362.135:** NPM appeals for **2025** calendar year generally must be filed by **May 20, 2026**.						**NRS 361.380(1):** SBE concludes hearings by Nov. 1 for the **26-27** Secured Roll and **25-26** Unsecured Roll.	
	NAC 361.7012(5): Direct appeals to SBE of NTC certified values for **26-27** must be filed by **January 15, 2026**. Mining properties must be directly appealed to SBE.		**NRS 361.390 (1):** **26-27** Tax roll filed with SBE on or before **March 10, 2026**.	**NRS 361.340(11):** CBE may reconvene for matters remanded by the SBE.			**NRS 361.340(11):** CBE may reconvene for matters remanded by the SBE.					
	NRS 361A.273(1): Appeals of conversions from ag land designation occurring between **July 1, 2025** and **December 15, 2025** may go to CBE.	**NRS 361A.273(2):** Appeals of conversions from ag land designation occurring between **December 16, 2025** and **July 1, 2026** may go to SBE if filed prior to **July 15, 2026**.										
Budget	**NRS 361.390** Assessor (and Department) to file preliminary segregation report for **26-27** year prior to **Jan. 31**	**NRS 360.690:** Department to provide preliminary revenue projections for **26-27** year to local governments by **Feb. 15**	**NRS 361.390** Assessor files final segregation report prior to **March 5**. Dept. provides final revenue projections to local govts by **March 15**; abatement reports by **March 25**; Taxpayers file net proceeds revenue projection reports on **March 1** **(NRS 362.115)**	**NRS 362.115:** Dept reports to counties by **March 15**. **NRS 354.596:** Tentative budget filed to Dept by **April 15**.	**NRS 354.596:** Budget hearings for **26-27** year held 3rd week to end of May for local jurisdictions	**NRS 354.598:** Final budget adopted by local governments by **June 1** (**June 8** for school districts); **NRS 361.455:** Tax rates adopted by NTC **June 25**; Abatement Summary Report for **25-26** Unsecured Roll due **June 1**	**NRS 387.1235:** Department to provide estimate of local funds available to school districts to Dept. of Education by **July 15**.		**NAC 361.609** Abatement summary report due from treasurers for **26-27** Secured Roll			

Chapter

2

Elements of the Property Tax

"Just principles of valuation of property for taxation are those which, in their application, will result in distributing the burden of taxation in due proportion among owners of different kinds of property. . . Any principle of valuation which is unjust in valuing houses would also be unjust if applied to the valuation of railroads"

Nevada Supreme Court, State v. Central Pacific R.R., 10 Nev. 47 (1875).

The principle elements of the property tax consist of the tax rate and the tax base. The tax base is calculated by first appraising the value of property according to statutory requirements to determine "taxable value." "Taxable value" in turn is multiplied times the level of assessment. The resulting assessed value is the tax base against which a tax rate is applied to determine the total amount of taxes due. The elements of the property tax can be shown in this simple formula:

Taxable Value x Level of Assessment = Assessed Value
Assessed Value x Tax Rate = Total Property Tax

Element One: Taxable Value

The Constitution of Nevada provides the first guidance in how taxable value will be determined. Article 10, § 1 states:

> 1. The legislature shall provide by law for a uniform and equal rate of assessment and taxation and shall prescribe such regulations *as shall secure a just valuation for taxation of all property,* real, personal and

possessory, except mines and mining claims, which shall be assessed and taxed only as provided in section 5 of this article (*Italics* added).

In 1981, the Legislature determined that a just valuation of real property should no longer be based strictly on the full cash value of the total property. Instead, the value of real property was bifurcated into two components: full cash value of the land and replacement cost new less depreciation of the improvements, with the rate of depreciation set by statute rather than by the marketplace. Taxable value equals the sum of the full cash value of the land plus the replacement cost new less depreciation of the improvements. Taxable value must not exceed the full cash value of the entire property *(NRS 361.227).* Full cash value is defined as "the most probable price which property would bring in a competitive and open market under all conditions requisite for a fair sale" (*NRS 361.025).*

The Cost Approach

In general appraisal terms, the cost approach is sometimes called the summation approach. It is based on the idea that the value of an existing property is the value of the land plus the replacement cost of the improvements less depreciation. The cost approach is based on the principle of substitution, in which the value of an improvement tends to be set by the cost of acquiring an equally desirable and valuable substitute improvement, assuming that no costly delay is encountered in making the substitution.[1]

There are different kinds of costs, including historical acquisition cost, book cost, reproduction cost, and replacement cost. NRS 361.227 directs the use of replacement cost less depreciation (RCNLD) to appraise improvements for taxation purposes. Replacement cost is the cost of producing a building or improvement having the same utility, but using modern materials, design, and workmanship, as opposed to reproduction cost, which is the cost of producing an exact replica of a building or improvement using the same or very similar materials, design, and workmanship.[2]

---

[1] See IAAO, Glossary for Property Appraisal and Assessment, International Association of Assessing Officers, 1997

[2] Ibid.

The following regulations also apply:

- The actual age of the property must be determined *(NAC 361.124).*
- The total replacement made to an improvement must be considered *(NAC 361.127).*
- The cost of replacement of an improvement must include all costs for labor, materials, supervision, contractor's profit and overhead, architects' plans and specifications, sales taxes, and insurance *(NAC 361.128).*
- The cost manuals published by the Marshall and Swift Publication Company or "other" recognized cost manuals or subscription services, if approved, must be used to determine costs *(NAC 361.128).*

In general appraisal applications, the cost approach requires estimates of land value, accrued depreciation, and the current cost of constructing the improvements. Depreciation is subtracted from current construction costs to obtain an estimate of improvement value. In appraisal, the concept of depreciation does not refer to accounting depreciation, based on the number of years used, but instead means the loss in value caused by physical deterioration, functional obsolescence, or changes in the economy or neighborhood, also called external or economic obsolescence.

Nevada law directs assessors to subtract depreciation at a set rate of 1.5% of the cost of replacement for each year of adjusted actual age of the improvement, up to a maximum of 50 years *(NRS 361.227 (1)(b)).* Limiting depreciation to 1.5% per year may or may not reflect actual market depreciation. Market depreciation is defined as the difference between the current construction cost and the market value of the structure and is extracted from market sales data, which can vary from year to year and area to area. As property ages, the accrued depreciation dictated by statute at 1.5% may not be an accurate reflection of actual market depreciation.

Assessors then add the full cash value of land to the RCNLD of improvements. The full cash value of the land is determined by applying the sales comparison approach, if there are sufficient sales, or alternative methods if there are insufficient sales *(NAC 361.118; 361.119).*

If the taxable value so derived exceeds the full cash value of the property, then Nevada law directs the appraiser to measure the additional obsolescence and reduce the taxable value downward *(NRS 361.227(5)).* The appraiser may use the comparative sales approach,

the income approach, or the cost summation approach to measure the amount of obsolescence present.

The Sales Comparison Approach

The comparative sales approach is used to estimate the value of land or the amount of obsolescence present by analyzing the sales prices of similarly situated property. In general, the comparative sales approach is the most reliable valuation approach when verifiable, valid sales data are available.[3]

NAC 361.118 requires that the sales prices or unit values of comparable properties be adjusted to reflect differences between the comparable properties and the subject property. Points of comparison between the subject and the comparable sales include the real property rights conveyed, financing terms, conditions of sale, market conditions, location, physical characteristics, size, zoning, and governmental restrictions, among others. The appraiser estimates the full cash value of the subject property based on the adjusted sales prices of the comparable properties.

The Nevada Tax Commission adopted regulations providing that *mass appraisal techniques* may be used to develop valuation models (*See NAC 361.11795).* Mass appraisal models attempt to represent the market for a specific type of property in a specified area. In general, the assessor applies the comparative sales approach by stratifying properties into groups based upon location, zoning, use or other relevant characteristics. Then, using techniques such as multiple regression analysis, sales-resales analysis or paired sales analysis, the assessor establishes a base lot or comparative unit model representing the typical value for units of land in a neighborhood or other stratification. Adjustments are made to the base lot or comparative unit model to reflect differences of the individual subject property from the model.

The Income Capitalization Approach

From an investment standpoint, the critical element affecting value is the earning power of the asset. The income capitalization approach is used to estimate market value because it converts the right to receive future earnings and benefits into an estimate of present value.

[3] IAAO, Standard on Mass Appraisal of Real Property, 1984, Section 4.2.

The capitalization rate is extracted from actual income and sale price data of properties that have recently sold. The income approach is based on the principle of anticipation, in which the full cash value is the present worth of all the anticipated future benefits to be derived from the property.

The basic steps in the income approach are (1) estimate potential gross income; (2) deduct for vacancy and collection loss; (3) add miscellaneous income; (4) determine operating expenses; (5) deduct operating expenses to determine net income before discount, recapture, and taxes; (6) select the proper capitalization rate; (7) determine the appropriate capitalization procedure to be used; (8) capitalize the net income into an estimate of property value by dividing the net operating income by the capitalization rate.[4]

Advantages and Disadvantages of the Three Approaches

The reliability of all three approaches is dependent upon the quality of the data used in the development of the applicable valuation equations. The cost approach requires current and accurate estimates of cost data and accrued depreciation from all causes. In Nevada, this is generally obtained from the Marshall and Swift Publication Company. The advantage of the cost approach is that it is applicable to most improved properties.

The income approach requires reliable income and expense data from the taxpayers, as well as objective evidence of the relationship between income and present value. If a representative income cannot be attributed or imputed to the subject property, then the income approach must be foregone. The income approach tends to reflect the behavior of investors and can be effective in the appraisal of properties that are purchased based on their ability to generate income.

The comparative sales approach depends on whether enough sales data exists from which to determine trends in a statistically valid manner. This can be difficult in the case of special purpose properties where an insufficient number of comparable sold properties may exist. The comparative sales approach tends to be the most objective when adequate data on comparable properties that have been sold are available.

[4] IAAO, Property Assessment Valuation (Chicago, 1977), p. 204.

Element Two:
Level of Assessment and Assessed Value

The level of assessment is also known as the "rate of assessment" and is generally expressed as the overall ratio of assessed value to market value. Whether assessments are at full value, or a portion thereof is usually a constitutional or legislative policy decision.

In Nevada, NRS 361.225 requires that all property subject to taxation be assessed at 35 percent of its taxable value. For example, restating the formula expressed in NRS 361.225:

Taxable Value x Level of Assessment = Assessed Value

If the taxable value of a single-family residence was estimated at $200,000, the assessed value would be $70,000 ($200,000 x .35 = $70,000).

Element Three: The Tax Rate

The State of Nevada Constitution, Article 10, section 2, limits the property tax rate to 5 cents per $1.00 of assessed value, which translates to $5.00 per $100 of assessed value. In the 1979 session, the Nevada Legislature set the property tax rate at no more than $3.64 per $100 of assessed value, plus $.02 added to the state debt component for capital projects,[5] for a total of $3.66, where it remains to the present time.

Pursuant to NRS 354.59811, local government entity property tax revenues are allowed to be increased by a maximum of 6% per year. The previous fiscal year's property tax revenue is multiplied by 106%. This amount is then divided by the projected assessed valuation for the upcoming fiscal year to determine the tax rate necessary to generate that amount of revenue. The NRS also provides for a "hold harmless" scenario in which the new calculated tax rate cannot be less than the previous fiscal year's rate.

[5] 2 cents added to the state tax rate pursuant to AB 564 (2009); SB 507 (2003).

The tax rate is comprised of the following elements:

School Operating Rate

Pursuant to NRS 387.195, each county board of commissioners shall levy a tax of $0.75 per $100 of assessed valuation for the support of public schools within the county.

General or Special Improvement Districts

Most general improvement districts in the State of Nevada were created pursuant to the provisions of NRS 318. Some have been established under Special and Local Acts of the Legislature. Depending on the primary purpose for their existence, many of these districts have and exercise property taxing authority.

Legislatively Approved Overrides

At various times the Legislature has enacted additional property taxes to fund several particular programs on a statewide basis. For example, NRS 428.185 provides for each county to levy a property tax of 1.5 cents per $100 of assessed valuation to fund the costs of providing medical treatment to indigent persons injured in automobile accidents. NRS 549.020 provides for a levy of not less than 1 cent per $100 of assessed valuation to fund cooperative extension work in agriculture and home economics.

Voter Approved Overrides

Pursuant to NRS 354.5982, a local government may exceed the limitations of 354.59811 by proposing an additional property tax levy. The proposal must be placed on a general or special election ballot, but not on a primary election ballot. The question must state the proposed additional rate, the purpose, duration of the additional levy and an estimate of the amount of annual increase to the property tax bill for the owner of a new home with a fair market value of $100,000. The duration of the levy, if approved, cannot exceed 30 years, and may be discontinued before it expires. For example, on 11/2/2010, the citizens of Elko County School District approved an override of 75 cents for 10 years to fund capital projects.

State Debt Rate

Pursuant to AB 371, an initial property tax of 5 cents per $100 of assessed valuation was levied for state purposes. In the ensuing years,

the rate has fluctuated somewhat, depending on the state's need to fund debt service on its capital improvement projects throughout the state. At the present time, the state debt rate is 15 cents per $100 which is included in the statutory cap plus 2 cents, enacted by SB 507 (2003), which is outside the cap. 1 cent is added to the "regular" 15 cents while the second penny is used to fund the debt service for bonds issued specifically for state projects for the conservation of the state's natural resources.

Process to Establish Rate if Combined Tax Rate Exceeds the Statutory $3.64 Cap

Pursuant to NRS 361.455, the chairman of the county board of commissioners convenes a public meeting of a majority of the governing boards of all affected local governments on or before June 20 of each year for the purpose of establishing a combined tax rate which conforms to the statutory limit. After discussions regarding changes to tax rates, each affected governing board must unanimously approve the changes. Immediately following the meeting, the county clerk advises the Department of the results. If no agreement can be reached, or no quorum exists for one or more of the affected local government entities, then the Department reviews the record of the discussions and the budgets of the affected entities and makes a recommendation to the Nevada Tax Commission.

The Nevada Tax Commission is mandated statutorily to meet on June 25 each year to certify the property tax rates for the succeeding fiscal year. Prior to the certification vote, the Commission will determine the property tax rates for the entities in any county which exceed the statutory cap while considering any local government testimony and the Department's recommendation. Any local government entity affected by a tax rate adjustment made by the Commission files a copy of its revised final budget by July 30.

Chapter

3

Elements of the Tax Roll

"Assessors are responsible for administering the ad valorem tax system, and their chief task is to identify and appraise all property in their jurisdictions."

International Association of Assessing Officers, Property Appraisal and Assessment Administration, 1990.

The assessor lists all property subject to taxation in his or her county, along with the "names of all persons, corporations, associations, companies or firms owning the property" *(NRS 361.260)* and the total valuation of the property *(NRS 361.300)*. Then the assessor prepares a certificate attesting to the sufficiency of the roll and to compliance with the statutory provisions for its preparation. He or she delivers the tax roll, by January 1st each year, to the county clerk who accepts the list on behalf of the county commissioners. The assessor also posts a physical copy of the roll in the courthouse for public inspection and publishes the roll in the local newspaper or delivers the roll by mail to taxpayers within the county. A copy, which must contain the land use code and other information, must also be filed with the Secretary of the State Board of Equalization no later than March 10th *(NRS 361.390; NAC 361.154)*.

At the same time, a notice of assessed value assigned to each property is delivered to individual taxpayers. The notice also advises the taxpayers of the appeal process in the event they disagree with the value so assigned.

Secured and Unsecured Tax Rolls

What is the difference between the secured and unsecured tax rolls? The principal difference has to do with the levy of the tax. Pursuant to NRS 361.450, every tax levied is a perpetual lien against the property assessed until the tax and any penalty charges and interest which may accrue are paid. The lien attaches on July 1st each year, upon all [real] property within the county. NRS 361.450(2) states: "if real and personal property are assessed against the same owner, a lien attaches upon such real property also for the tax levied upon the personal property within the county." Thus, the lien for taxes levied is "secured" by real property. Taxes levied on property not secured by real property is "unsecured." The only way to collect unpaid taxes for unsecured property is to seize, seal or lock enough of the property to satisfy the unpaid debt, as opposed to the legal creation of a perpetual lien for secured property.

The secured roll is therefore principally made up of real property assessments; however, personal property may also appear on the secured roll (*See NRS 361.260(1)).* For example, mining personal property, such as conveyor belts, may be integrally related to the mining improvements (mill house). Both could be placed together on the secured roll as one taxpayer account.

The unsecured roll is also known as the "personal property roll" and the "supplemental roll". The unsecured roll is primarily a list of property tax assessments that have not been placed on the secured roll, generally including personal property, migratory personal property, certain mobile homes and new construction. New construction originally assessed on the unsecured roll is considered a supplemental billing because its value was not included on the secured roll. It would likely appear the following year on the secured roll as real property.

In determining which roll to use, the assessor must consider whether the property was in existence within the jurisdiction on or before the lien date. For example, for the 2026-2027 fiscal year, if the property was in existence on or before July 1, 2026, the assessor may place the property on either the 2027-2028 secured roll, depending on the type of property, or the 2026-2027 unsecured roll, depending on the time of first existence.

Central Assessment Tax Rolls

The Department of Taxation produces a central assessment roll of property of an interstate or inter-county nature *(NRS 361.3205).* The roll lists all unitary values and six-month construction-work-in-progress (CWIP). The roll is considered to be a secured tax roll and does not distinguish between real and personal property *(See the discussion on unitary value in Chapter 4).* An unsecured roll is also produced and consists of the values for carlines, property escaping taxation, property which may be migratory in nature and twelve-month CWIP. The Department notifies each taxpayer of the assessment certified by the Commission on or before January 1st of each year, as well as publishes a Bulletin by taxpayer name and amount of assessed value.

Classification of Property as Real or Personal

The practice of appraisal often requires the appraiser to distinguish between real property and personal property. NRS 361. 030 defines personal property as:

> (j) All property of whatever kind or nature, except vehicles . . . not included in the term "real estate" as that term is defined in NRS 361.035.

NRS 361.035 defines real property as

> "all houses, buildings, fences, ditches, structures, erections, railroads, toll roads and bridges or other improvements built or erected upon any land . . ."

When an item of personal property becomes attached to real property, it is called a "fixture." In determining whether an article is a fixture attached to real property, there are three tests:

1. The manner of its annexation (physical annexation);
2. Its adaptability to the use and purpose for which the realty is used (constructive annexation); and
3. The intention of the party making the annexation.

Property is physically annexed if it is attached, imbedded, permanently resting upon land or improvements or is attached by other means that are normally used for permanent installation. If the item cannot be removed without substantially damaging it or the real property with which it is being used, it is considered to be physically annexed.

An item of property not physically annexed to real property is constructively annexed to real property if the nonattached item is:

1. A necessary, integral or working part of the real property, and
2. Designed or committed for use with real property, and
3. So essential to the real property that the real property cannot perform its desired function without the nonattached item.

Finally, the courts have found that for purposes of taxation, whether the parties intended to make the article a permanent part of the realty is the crucial factor and that intention is manifested by the physical facts or reasonably manifested outward appearances.

An example of property that meets the test for real property is billboards. The Nevada Legislature specifically recognized that billboards meet the physical or construction annexation test because the depreciation allowed for billboards must be calculated as if they were real property *(See NRS 361.227(4))*. Another example is found in NRS 361.244 - A mobile or manufactured home is eligible to become real property if it becomes permanently affixed to land owned or leased by the owner of the mobile home and certain other legal criteria. Conversely, NRS 361.2445 provides a process for converting a mobile or manufactured home from real property to personal property.

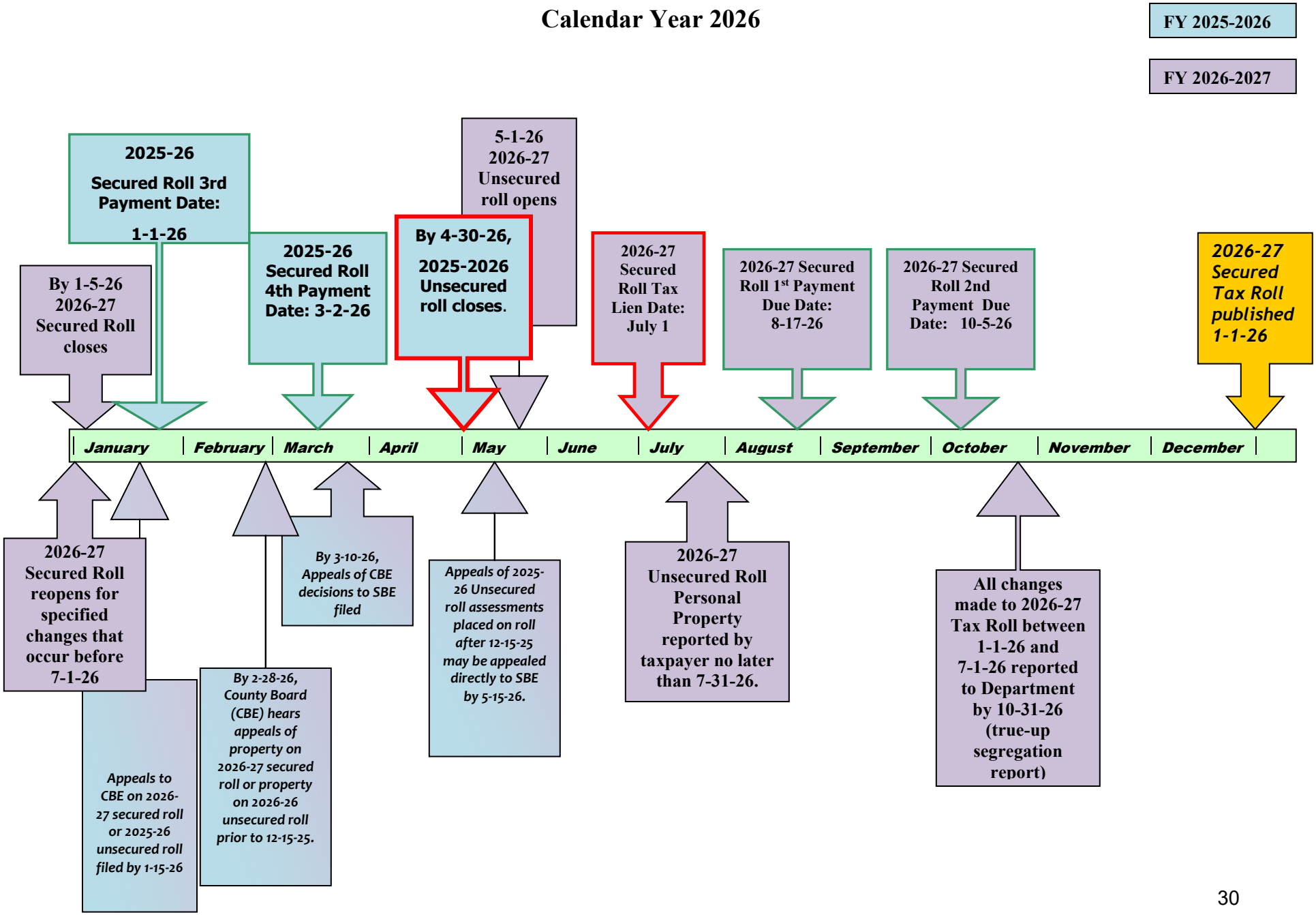
The Nevada Tax Commission adopted regulations in 2010 regarding the fixture test, discussed above, to clarify how an assessor should determine whether property is real or personal. In particular, the regulations provide a definition related to fixtures stating that it means an item that was originally personal property which has been installed or attached to land or an improvement in a permanent manner.[1] In 2012, the Tax Commission provided an exception to the fixture test for trade fixtures which are items of personal property that are attached non-permanently for the purpose of conducting a business or trade and not for the enhancement of real property.[2] A more complete discussion on the treatment of fixtures may also be found in The Personal Property Manual Appendix published by the Department and approved by the Commission annually.

[1] NAC 361.1127.

[2] LCB File No. R068-12A

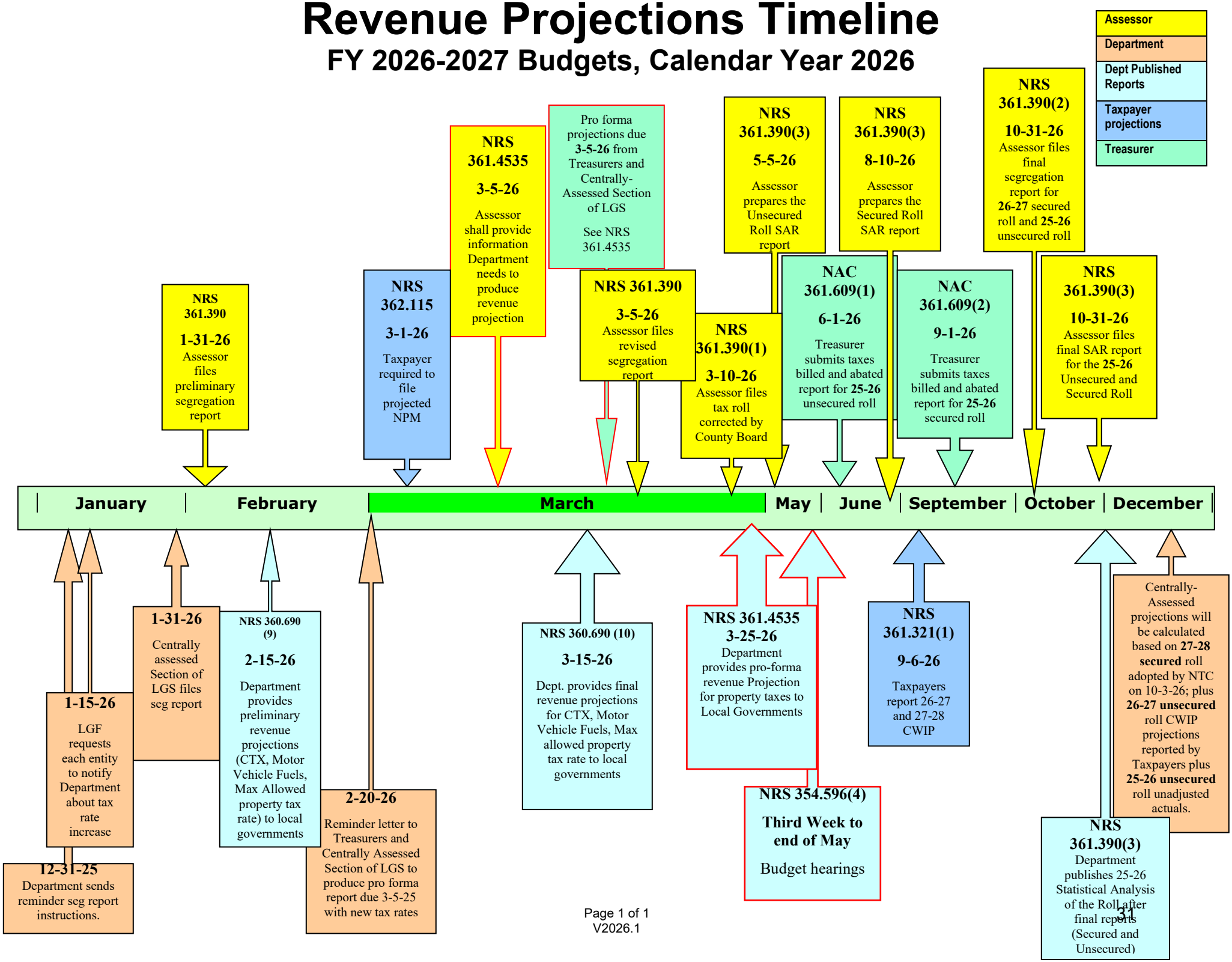
Under NRS 361.227, improvements and fixtures are depreciated at the rate of 1.5% annually, up to 50 years, thus leaving a residual value of 25% at the end of the 50-year period. By contrast, personal property is depreciated using a 200% double-declining balance methodology, at varying rates depending on the life assigned to the property, with a residual value of 5%. The proper classification of property is therefore very important in order to value property correctly.

Secured and Unsecured Roll Timeline



Revenue Projections Timeline

FY 2026-2027 Budgets, Calendar Year 2026



Chapter

4

Agricultural, Personal, Special Purpose, Mines and Mineral Properties

But the value of property results from the use to which it is put and varies with the profitableness of that use, present and prospective, actual and anticipated.

Cleveland, C.C. & St. Louis RR Co. v. Backus (1893) 154 U.S. 445.

As the pundits will say, "every rule has an exception." In Chapter Two, it was very clear that taxable value for improved properties was defined as the replacement cost new less depreciation of the improvement plus the full cash value of the land. Exceptions to this valuation methodology have been created, however, to accommodate the unique nature of certain kinds of property. Chapter Four discusses these variations.

Valuation of Agricultural Property

For many years, the legislature tried to give the assessors the right to assess agricultural land based on a "use" value, and they were doing that until a lawsuit was filed challenging the ability to apply use value. The Supreme Court held it was unconstitutional to do so because the constitution of Nevada requires all land to be assessed at a uniform and equal rate.

In 1973, AJR 23 was then presented to the voters of Nevada who subsequently amended the Constitution to say that the legislature may

provide for use value assessment or for a lower assessment value on agricultural land, but the legislature must also pass a measure to allow for the recapture of taxes for at least seven years if the land is converted to a higher use. So, in 1975, the legislature passed SB 167. As NRS 361A.090 states: "It is the intent of the legislature to (a) constitute agricultural and open-space real property as a separate class for taxation purposes; and (b) provide a separate plan for the appraisal and valuation of such property and partial deferred taxation of such property with tax recapture. The legislature hereby declares that it is in the best interest of the state to maintain, preserve, conserve, and otherwise continue in existence adequate agricultural and open-space lands and the vegetation thereon to assure continued public health and the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of the state and its citizens."

For example, if a farmer or a rancher has some acreage that has an actual market value of $1,000 per acre because it could be subdivided into housing lots, but he is assessed instead at a use value of $100 per acre, he pays the tax on the lower value. Seven years from now, if he converts or subdivides it, then he is required to pay the deferred tax, the tax that he didn't pay during those years.

An assessor may determine that property is no longer used as agricultural or open space when the property has been converted to a higher use. In determining whether the property has been converted to a higher use, the assessor must consider whether one or more of the following events have occurred:

(1) A physical alteration of the surface of the property enabling it to be used for a higher use;

(2) The recording of a final map or parcel map which creates one or more parcels not intended for golf course use; or

(3) A change in zoning to a higher use made at the request of the owner.

Agricultural Land Classification and Valuation

NRS 361.325 (1)(b) requires the Nevada Tax Commission to classify land and fix and establish the valuation thereof for assessment purposes. The classification of agricultural land must be made based on crop, timber or forage production, either in tons of crops per acre, board feet or other unit, or animal unit months of forage.

NRS 361A.140 requires the Commission to:

> (a) Define the classifications of agricultural real property;
>
> (b) Determine the valuations for each classification on the basis provided in NRS 361.325;
>
> (c) Determine the value of land covered by a residence or necessary to support the residence in the same manner as other real property pursuant to NRS 361.227; and
>
> (d) Prepare a bulletin listing all classifications and values thereof for the following assessment year.

Valuation methodology for agricultural land is based on a capitalized earnings approach, whereby an estimated income stream is capitalized into an estimate of value. There are two major components to the capitalized earnings approach. First, an income stream is developed from information obtained from an annual survey of agriculturalists throughout the state.

The survey requests information about the price per ton of alfalfa hay, estimated tonnage and total tons. The survey also asks for information regarding wild or other hay, watered pasture rental prices per animal unit month (AUM) and grazing rental prices per AUM. The information is then compared to statistics developed by the Nevada Agricultural Statistics Service (NASS) to verify reasonableness. The NASS develops average price-per-month for alfalfa hay and the average price-per-month for wild hay used to compare information for cultivated land values and native meadow or wild hay land, respectively.

Each year, a mean average for the price of hay and for pasture and grazing land rentals is calculated from the annual survey data. A five-year, weighted average using the mean average for five years is then calculated. The weighting is intended to reflect a normalized, typical drought cycle estimate of typical gross revenue for cultivated lands. The same process is used to develop a normalized, typical drought cycle estimate of typical gross revenue for native meadow or wild hay lands using the average price of wild hay reported by survey participants.

Estimated expenses are then deducted from the normalized gross revenue for each category. The actual cost of production of hay varies widely year by year and area to area. All other costs, including fuel, fences, payroll, insurance and maintenance, are included in the estimate.

Procedures for the administration of the assessment of agricultural lands may be found in NAC Chapter 361A. For instance, real property owners may apply for an agricultural use assessment on real property qualifying as agricultural land. To qualify, the lands must meet the requirements of NRS 361A.020-361A.030 and NAC Chapter 361A. County assessors determine the eligibility of agricultural use applications for properties of 20 acres or more and the Division of Excise and Local Government Services reviews those applications of less than 20 acres.

Open-Space Land Classification

NRS 361A.170 requires the governing bodies of every city or county, as part of their master plan, to establish and promote the conservation, maintenance, and protection of open-space property. If a property is designated as open-space property, it is eligible for an open-space use assessment. In addition, property used as a golf course is classified as open-space real property and must be assessed as an open-space use.

Except for property designated as open-space golf course property, open-space use applications are filed with county assessors who forward the applications to the county commissioners or city governing body. The county commissioners or governing bodies evaluate open-space use assessment applications and act based on procedures adopted by ordinance. Golf course owners, however, do not need to apply for the open-space designation. Under NRS 361A.170(1), county assessors must automatically apply the open-space designation.

Pursuant to NRS 361A.050, historic sites may also qualify for open-space use assessment. The following conditions must be met:

1. Department of Cultural Affairs, State Historic Preservation Office must designate the site as historical.

2. In addition, an historic site must meet the requirements of NRS 361A.170 through 361A.210.

Disqualification of Property for Open-Space Designation

NRS 361A.230 states there are three ways to disqualify property from an open-space use designation. Those are:

> (1) The sale or transfer of the property to an owner who is exempt from property taxation;
>
> (2) Upon discovery, if the property is no longer being used as open-space, the assessor may remove the property from open-space use status if the board of county commissioners concurs; and
>
> (3) For properties other than golf-courses if the applicant notifies the assessor to remove the open-space designation or fails to renew the application.

Under these provisions, golf course property must remain designated as open space until the property is either sold to an owner with an exempt status such as a local government or if the assessor discovers the golf course is no longer being currently used as a golf course.

Open-Space Land Valuation

If an application is approved, the assessor calculates an open-space use assessment by discounting the property's equalized taxable value. The formula for all open space uses other than golf courses is to discount the taxable value by a factor of .74, which represents a long-standing decision of the Nevada Tax Commission to derive the present worth of 1 at a discount rate of 9% for a term of 3-1/2 years. The 3-1/2-year period represents half, or the median, of seven years. Seven years is the recapture period for which the deferred tax may be imposed in the event the open-space or agricultural use no longer applies (*See NRS 361A.280).*

In the case of golf courses, NRS 361A.225 states that the value of open-space golf course land must not exceed the product of $2,860 per acre, based on its classification, times the percentage change in the Consumer Price Index from July 1, 2004. Using that formula, the 2025-26 taxable value per acre was $5,091.

Personal Property Valuation

For taxable personal property, assessors are directed to subtract all applicable depreciation and obsolescence from the cost of replacement (NRS 361.227(4)). The Commission has defined the cost of replacement to be the "acquisition" or "original" cost of the property to the present owner, including the costs of transportation and costs of installation, appropriately adjusted by a cost-index factor *(NAC 361.1351; 361/1371).*

- An assessor begins with the reported original acquisition cost, including the costs of installation *(NAC 361.1371).*
- The written statement from the taxpayer listing personal property must be returned no later than July 31st *(NRS 361.265).*
- The assessor determines the expected life of the property. Using the Personal Property Manual developed by the Department, a conversion factor is applied which converts the original cost of the property to an estimate of the current cost of replacement. The Manual also provides a formula for depreciation *(NAC 361.1375).*

The Commission annually adopts the Personal Property Manual developed by the Department. The Manual contains Life Expectancy Guidelines stratified into major industrial classifications. Each industrial category is assigned an expected life. Certain types of equipment within the industry are identified separately as "Itemized Equipment." The "Itemized Equipment" Section under each industry group provides a specific life which may be different from the industry as a whole. If the itemized equipment can be identified, the specific life is preferable to the industry classification expected life.

The Manual also contains Cost Conversion Indices by the expected life of the property. Once the appropriate expected life is selected, a conversion factor is applied, appropriate to the age of the property, to the original acquisition cost to determine the taxable value.

Special Purpose Properties: Unit Valuation

NRS 361.043 specifically provides that "taxable value" for interstate and inter-county property is defined differently than property that is locally assessed. The Commission is required to establish the valuation "of any property of an interstate and inter-county nature" which includes, for example, all interstate or inter-county railroads, airlines, power companies and telephone companies *(NRS 361.320)*. The statute goes

on to require the Commission to value the operating property as a "collective unit." Properties valued as a collective unit are also known as "centrally-assessed properties."

Unit valuation means estimating the value of an integrated group of assets functioning as an economic unit as "one thing" without reference to the independent value of the component parts. The logic of this concept is that informed buyers and sellers will most likely buy or sell a viable operating unit as "one thing."

Unit appraisal was originally devised, and basically has been supported, by the courts for over a hundred years because components of a system are often located in more than one taxing jurisdiction, such as when an electric utility generating plant is located in one jurisdiction, transmission lines run through several other jurisdictions and all the customers are located in yet other jurisdictions. The courts have commented for years that assets taken separately have little value. The value of assets working together, however, may have tremendous value and should be allocated amongst the jurisdictions.

There are practical advantages to unit valuation to the taxpayer. If each county were to value a portion of an interstate company, the company conceivably would receive hundreds of tax bills. Multiple assessments mean duplication of work and duplication of cost. Unit valuation promotes uniformity in methodology and uniformity in value. Furthermore, unit valuation is principally driven by financial information rather than physical inspection. Interstate companies are typically very large in size and have many assets located all over the country. Physical inspection would be extremely difficult for either local or central assessment personnel.

The cost indicator used for centrally assessed properties is gross book cost less accrued book depreciation *(NAC 361.421).* Book value (or cost) is generally defined as the net amount at which an asset or asset group appears on the books of account, as distinguished from its market value or some intrinsic value. *Gross book value* is the amount appearing in an asset account while *book value (or net book value)* is the gross book value less any applicable portion of accumulated depreciation or other *valuation account.*[1] Generally book value is based on the historical money amount attaching to any asset or expense, generally representing cost, and does not involve market value.

[1] Kohler, Eric L., A Dictionary for Accountants, 5th Edition, (Prentice-Hall, Englewood Cliffs, NJ: 1975), p. 70.

As amended by SB 411 in 1999, NRS 361.320 (4) requires the development of cost and income indicators of value, "but the taxable value may not exceed the cost of replacement as appropriately depreciated."

Allocation and Apportionment

When centrally assessed property extends into two or more states, the Department is required to first estimate the value of the system in all states and then allocate a portion of the system value to Nevada. Based on a series of U.S. Supreme Court decisions on taxable nexus (location), one state cannot tax property physically located in another state; therefore, a process of allocation is required.

The goal of allocation is to reasonably reflect the property value contained in each state.[2] The formulas for allocation are generally based on a combination of property, use and revenue factors.

In Nevada, the comparison of system value to state value is limited to book cost, gross operating revenues and certain use factors, depending on the information available. Book cost is a property factor intended to identify and describe the distribution of various physical assets throughout the system. Gross operating revenue is a revenue factor based on actual earnings within the system compared to actual earnings in Nevada. This factor tends to be least used because large corporations often do not distinguish from where revenues were earned. Use factors, such as airtime, ground time, line haul and terminal statistics, are most often found in the railroad and airline industries.

Once a system value is allocated to Nevada, it is further apportioned to various jurisdictions within Nevada based on a mile/unit valuation methodology *(NRS 361.320(2)).* Table VI shows the allocation and apportionment formulas by industry.

[2] Western States Association of Tax Administrators, Appraisal Handbook, (1989), p. 116.

Valuation of Mines

The Department is charged with the valuation of all reduction, smelting and milling works, plants and facilities, whether or not associated with the mine, all drilling rigs and all supplies, machinery, equipment, apparatus, facilities, buildings, structures and other improvements used in connection with any mining, drilling, reduction, smelting or milling operation *(NRS 362.100)*. The valuation of mines must use the methodologies provided in NRS Chapter 361. Most of the mines are valued using the same cost methodology prescribed for locally assessed properties pursuant to NRS 361.227. Some mines, however, meet the criteria of property of an interstate or inter-county nature. When that occurs, the methodology used is the same as for "centrally-assessed properties," that is, a unitary value as provided in NRS 361.320.

Valuation of Minerals for Net Proceeds

The net proceeds of minerals tax is annually determined by the Department and is based on the actual production of minerals from all operating mines, oil and gas wells, and geothermal operations in Nevada.

The Department determines the net proceeds of minerals tax due based on the information filed by the taxpayer, as well as from available data, evidence, and reports. The net proceeds are determined by subtracting from the gross yield certain deductions for costs incurred during the calendar year immediately preceding the reporting year. Costs available for deduction may be ascertained from NRS 362.120 and NAC 362.030 through 362.070. Royalties paid by operators are reported as net proceeds, as no costs are allowed to be deducted from the gross royalty. The Department certifies most net proceeds no later than April 20th for production occurring in the previous year, although under certain circumstances, some certifications are not issued until April 30th. Taxes must be paid on or before May 10th of the year in which the certificate is received *(NRS 362.130).*

The tax rate applied to the net proceeds is based on a sliding scale between 2% and 5%, depending on the ratio of net proceeds to gross proceeds *(NRS 362.140).* Of the total tax rate, the local portion of

the overall tax liability is based on the local rate where the mine is located and the balance, up to the constitutional limit of five percent, is the state portion of the tax. For example, if a company generates $1,000,000 in net proceeds, out of a total of $2,000,000 gross yield, then, according to the statutes, the ratio of net proceeds to gross proceeds is 50%, and the rate of tax would be 5%. If the local tax rate where the mine is located is .0364, then the balance after subtraction from 5% would be the state portion of the tax, or .0136.

During a special session in 2020, the Legislature amended the billing and collection statutes related to the Net Proceeds of Minerals tax. SB 3 (2020 special session) amended NRS 362.110 by establishing a pre-payment system. Under the pre-payment system, operators are required to pay the estimated taxes due to the General Fund of the State of Nevada. This prepayment system expired June 30th, 2023.

Table III:
Allocation and Apportionment Factors and Weights by Industry Type

Railroads

Allocation by:

Road Property	40%
Line Haul	45%
Terminal	15%

Apportionment by:
Track miles by tax district

Telecommunications

Allocation by:

System to Nevada Cost	75%
System to Nevada Income	25%

Apportionment by:
Wire or air miles by tax district

Electric Utilities

Allocation by:

System to Nevada Cost	75%
System to Nevada Income	25%

Apportionment by:
Wire miles by tax district

Natural Gas Pipelines

Allocation by:
System to Nevada Cost Mostly 100%

Apportionment by:
Inch miles by tax district

Liquid Product Pipelines

Allocation by:
System to Nevada Cost 100%

Apportionment by:
Inch miles by tax district

Airlines – National & Regional

Allocation of:
Flight Equipment (System to Nevada):

Air to ground time	50%
Revenue Ton Miles flown	35%
Orig/Term tons	15%

Apportionment by:
Air miles by tax district

Airlines – Charter & Feeder

Allocation of:
Flight Equipment (System to Nevada):

Airtime	25%
Ground time	25%
Revenue Ton Miles flown	25%
Orig/Term tons	25%

Apportionment by:
Air miles by tax district

Chapter

5

Tax Relief

As a general rule of law, assessment and taxation of property are the rule, with exemptions being the exception.

City of Cheyenne v. Board of County Commissioners (1971), 484 P. 2d 706

A key principle of property tax systems is that all property is taxable unless it is specifically exempt and exemptions are to be narrowly construed.[1] Nevada follows suit in this respect because, by constitution and statute, all property within the state is subject to taxation, except as otherwise provided by law (Nevada Constitution, Article 10, Section 1; NRS 361.045).

Property tax relief programs are designed to help alleviate property tax burdens or encourage publicly desired objectives. There are two principal kinds of relief available: property tax limitations and property tax credits or abatements and exemptions.

Property tax limitations can be broken down into six categories:

- Tax rate limits
- Revenue limits
- Property tax rollbacks
- Spending limits
- Assessment limits
- Truth-in-taxation provisions

There are a variety of property tax credits and exemptions, but the common categories are:

- Partial exemptions
- Full exemptions
- Abatements
- Classification of property
- Deferrals

[1] IAAO, Standard on Property Tax Policy, 1997, p. 20.

Property Tax Limitations

Constitutional and Statutory Tax Rate Limits

The State of Nevada Constitution, Article 10 § 2, limits the property tax rate to 5 cents per $1.00 of assessed value, which translates to $5.00 per $100 of assessed value. In the 1979 session, the Nevada Legislature set the property tax rate at no more than $3.64 per $100 of assessed value, where it remains to the present time *(NRS 361.453).* In 2003, the Legislature passed SB 507 which authorized an additional 2 cents for capital projects and conservation of natural resources. The 2 cents are outside the tax rate limit so that a total of $3.66 per $100 of assessed value may actually be assessed.

In addition, the Nevada Constitution limits the tax upon the net proceeds of minerals to no more than 5 percent of the net proceeds *(Nevada Constitution, Article 10* § 5*).*

Revenue Limits: Local Government Operating Rule

Pursuant to NRS 354.59811, the revenue a local government entity receives from property taxes is allowed to be increased by a maximum of 6% per year. The previous fiscal year's property tax revenue is multiplied by 106%. This amount is then divided by the projected assessed valuation for the upcoming fiscal year to determine the tax rate necessary to generate that amount of revenue. The NRS also provides for a "hold harmless" scenario, in which the new calculated tax rate cannot be less than the previous fiscal year's rate.

Assessment Limits: Taxable Value

The assessment of real property is limited to the full cash value of land and, if improved, the full cash value of land plus the replacement cost new less depreciation of the improvements. Depreciation is limited to 1.5% per year for the first 50 years, or a maximum of 75% *(NRS 361.227).*

Truth-in-taxation provisions

The Taxpayers' Bill of Rights affords taxpayers certain rights. For instance, each taxpayer has the right to a prompt response from the Department and to provide the minimum documentation and information necessary to determine the tax, to written instructions and explanations and other provisions to enhance the transparency of governing the property tax (*NRS 360.291).*

Property Tax Exemptions and Tax Credits

Article 10, Section 1 of the Nevada Constitution requires the "valuation for taxation of **all** property, real, personal and possessory..." NRS 361.045 also provides that, except as otherwise provided by law, all property of every kind and nature whatever within this state shall be subject to taxation. Other statutes, however, grant exemptions to particular types of property. Some are granted exemption at face-value and other types of property must qualify according to specific criteria to receive the exemption.

The types of exemptions range from partial exemptions granted to veterans, disabled veterans, surviving spouses and blind persons to exemptions from taxation for all real and personal property granted to governmental entities, religious, charitable, and non-profit organizations, and individual organizations which are specifically cited. In many cases, the statutes specifically recite that the property must be used to carry out the legitimate function of the organization and if not, the property becomes taxable.

For the types of exemptions which must go through a qualification process, the county assessors must collect, evaluate, and process the various claims for property tax exemptions. Application forms which have been approved by the Nevada Tax Commission should be made available to the claimant. Each form requests information regarding taxpayer contact information, the type of exemption being claimed, the property which the exemption, if granted, would affect, a statement regarding why the property qualifies for the exemption and supporting documentation if necessary. The purpose of any form is to provide sufficient information to help assessors make a reasoned determination to approve or deny applications.

In the event a claim for exemption is ambiguous or open to interpretation, how the property is used may indicate whether or not an exemption applies. The general rule espoused by the courts is that strict construction of exemption statutes applies to exemptions for property held in private ownership but not to exemptions for public property where exemption is the rule and taxation the exception (2 Thomas M. Cooley, *The Law of Taxation*, § 673 at 1414-15 (4th ed. 1924)). Said another way, property held in private ownership must strictly comply with all the criteria established for the exemption because “taxation is the rule and exemption the exception.” On the other hand, for property held by a public entity, the rule is reversed to say, “exemption is the rule and taxation the exception.”

The purpose in establishing a broad construction of exemption for public entities is to prevent an escalating spiral of unnecessary taxation and administrative costs with no benefit to the public (16 Eugene McQuillin, *The Law of Municipal Corporations*, § 44.57 at 206 (3rd ed. 1994)). If one governmental entity chooses to tax the property of another governmental entity, the governmental entity forced to pay taxes may have to levy and collect new taxes to meet the demands of the tax (2 Cooley, *supra*, § 621 at 1313). The effect of such a tax spiral is that the public would be taxing itself to raise money to pay itself.

Partial Exemptions

Partial exemptions are those in which a percentage or fixed dollar amount of value is removed from the otherwise taxable value of a property. Some examples are:

- Property of surviving spouses *(NRS 361.080)*
- Property of blind persons *(NRS 361.085)*
- Veterans' exemptions *(NRS 361.090)*
- Property of lodges and other charitable organizations *(NRS 361.135)*

Full exemptions

Full exemptions are granted to property, such as federal government property, that may be subject to constitutional immunity from taxation. Some examples include:

- State lands *(NRS 361.055)*
- Property of political subdivisions of State *(NRS 361.060)*
- Property of school districts and charter schools *(NRS 361.065)*
- Business inventories and consumables *(NRS 361.068)*
- Household goods and furniture *(NRS 361.069)*
- Irrigation systems *(NRS 361.070)*
- Property used for pollution control *(NRS 361.077)*
- Qualifying low-income housing projects *(NRS 361.082)*
- Churches and chapels *(NRS 361.125)*

See Appendix I for a complete list of all exemptions.

Property Tax Abatements

Tax Limitation by Abatements

Pursuant to AB 489 and SB 509 (2005), property owners are eligible for a partial abatement of property taxes assessed upon real and personal property in Nevada. The legislation has been codified from NRS 361.471 through 361.4735.

AB 489 imposes a system of calculating an abatement, or reduction, of tax liability. Two types of abatements were created. The first type of abatement applies to owner-occupied, single-family residences which constitute the primary residence of the owner, as well as for certain qualifying rental properties. The primary residence of the owner is defined as being the residence designated as the primary residence of the owner, exclusive of any other residence of the owner within the state and is not rented or leased for exclusive occupancy by any person other than the owner and members of his or her family (NRS 361.4723 and 361.4724). The abatement for qualifying residential properties is calculated by multiplying last year's tax liability times 1.03, or by a lower factor if the general abatement is less than 1.03. This result is then compared to this year's tax liability. Any amount of this year's tax liability which exceeds the result of multiplying last year's tax liability times 1.03 is abated.

Residential rental properties that qualify for the abatement are low-income housing using the standards of the U.S. Department of Housing and Urban Development (HUD). The property tax bill on these dwellings cannot increase by more than 3 percent over the prior year's tax levy. To qualify for this partial abatement, the amount of rent collected from each tenant of the residential rental dwelling cannot exceed the fair market rent of the county in which the dwelling is located, as established by HUD.

The second type of abatement is applied to all other parcels or other taxable unit of property, including centrally assessed property, with certain exceptions, and is known as the "general" abatement *(NRS 361.4722).*

The same basic calculation is applied to all other property; however, the level of abatement varies from county to county and is based on a complicated two-part formula. The current system for calculating the general tax cap for each individual county requires the following steps:

1. Calculate twice the CPI,
2. Calculate the moving average growth rate based on a 9-year rolling average of assessed value for each individual county, including net proceeds of minerals,
3. Determine which one is higher, up to 1.08 (8%).

The percentage used to determine the limit of increase on a property tax bill under this partial abatement is the greater of the percentages calculated in the first and second parts of the formula. *See the Appendix for the current Level of Abatement Tables.*

The partial abatements do not apply under the following conditions:

- Properties that had no assessed valuation established for the preceding fiscal year;

- Properties whose value is in the first year of existence on the tax roll, including changes as the result of new improvements or enhancements to existing improvements; or
- Properties with a change in actual or authorized use.

Before AB 489 (2005), calculating property taxes followed a simple model that appraisers often call IRV (Income = Rate * Value). Assessors determined the taxable value of all property under their jurisdiction according to NRS 361.227 and applied the 35% assessment ratio pursuant to NRS 361.225 to calculate its assessed value. Taxes due thus equaled total assessed value (gross assessed less exemptions) times levied tax rate.

Correct tax computation under AB 489, however, requires splitting value into several components: Existing Value, New Value, Exempt Value, and under certain circumstances, Recapture Value. Because some portion of the combined overlapping ad valorem tax rate may be exempt from abatement, different tax rates may apply to each value component (*See NRS 361.4726 - .4728).*

The actual taxes due now equal the Taxes Otherwise Due Prior to Application of the Abatement (TODPAA) less the tax abatement, if any. In simple terms, the new tax computation model looks like this:

TODPAA = (Existing AV * Combined Tax Rate) + (Existing AV * Cap-Exempt Tax Rate) + (New AV * Total [Combined + Cap-Exempt] Tax Rate) + (Recapture AV * Recapture Tax Rate + Recapture Carry Forward) – (Exempt AV * Total Tax Rate)

Where:

- Nominal Tax = (Existing AV * Combined Tax Rate)

- Capped Tax = [(Prior Year Gross (Existing + New) AV * Prior Year Combined Tax Rate – Prior Year Abatement] * Current Year Tax Cap Factor

- If Nominal Tax > Capped Tax, Then
Tax Abatement = Nominal Tax – Capped Tax Else
Tax Abatement = 0

- Taxes Due = TODPAA – Tax Abatement

"Existing Value" has been interpreted broadly through regulation while "New Value" has been restricted, resulting in a widely applied abatement. NRS 361.4722 and 361.4723 provide for valuation exceptions to the abatement, specifically "remainder" parcels and changes in "actual or authorized use." Because of the regulatory definitions found in NAC 361.61002 through 361.61038, certain changes which occur that add value to property and would otherwise be

captured as taxable value are subject to abatement. As a result, assessors essentially must keep track not only of taxable value based on the full cash value of the land and the replacement cost new of the improvements but also taxable value subject to abatement and not subject to abatement.

When first added to the tax roll as new property value, land is valued at full cash value and improvements are valued at replacement cost new less depreciation. After April 6, 2005, if a legislative act requires a local government to levy a new property tax rate or increases the tax rate on a currently existing assessment, the amount of the new tax is exempt from all of the partial abatements provided by AB 489.

Other Abatements and Tax Increment Financing

Property tax abatements and tax increment financing systems are also used to attract businesses to economically depressed areas. The Governor's Office on Economic Development (fka Commission on Economic Development) grants and administers a variety of incentives to attract businesses, including personal property tax abatements and real property tax abatements for recycling and retail wheeling.

In addition, the Office of Energy certifies properties for abatement that qualify as "green" based on LEED standards (Leadership in Environmental and Energy Design). County tax receivers administer the abatements after the grant is awarded by other agencies. The amount of the LEED abatement varies from 25% to 35%, depending on the level of LEED standard achieved. Property taxes of renewable energy companies, including geothermal companies, are also subject to abatement at the rate of 55% abatement. The LEED abatement program has been changed by statute and is no longer available for new applicants, but existing properties still receive the abatement until the terms expire.

Property Tax Deferrals

Deferrals delay but do not excuse taxes which accrue as an increasing lien until property is sold or the estate is settled. Deferred taxes are subject to interest charges. The postponement of payment of tax program is administered by County Treasurers *(NRS 361.736 through 361.7398).* Property qualifying as agricultural or open space may also enjoy deferred taxes (*See Chapter 4).*

Chapter

6

Equalization

The ancient principles of uniformity, equality, justness, and fairness permeate the law; principles which cannot now be ignored.
Nevada Supreme Court, Boyne v. State , 390 P. 2d 228.

Equalization is the process of assuring all locally assessed and state assessed properties are treated uniformly and fairly, according to the valuation standards and methods set by law.

In order to ensure property in the state is appraised equitably by county assessors, the Department tests a variety of information using applied statistics to determine if inequity or assessment bias exists. The Department also audits assessor work practices to ensure the uniform application of valuation and assessment methodology as provided by law and assessment standards. If inequity or bias is discovered, NRS 360.215 and 361.333 provide the Nevada Tax Commission the authority to pursue certain procedures designed to correct inequitable conditions. NRS 361.395 also provides the State Board of Equalization with the authority to equalize. County Boards of Equalization also can equalize pursuant to NAC 361.624.

Ratio Study

To facilitate the analysis of equitable appraisal, the Department of Taxation conducts a ratio study each year designed to measure the level of appraisal accuracy of local county assessors. Generally speaking, a "ratio study" is "designed to evaluate appraisal performance or determine taxable value through a comparison of appraised or assessed values estimated for tax purposes with independent estimates of value based on either sales

prices or independent appraisals."[1] The comparison of the estimate of assessed value produced by the assessor on each parcel in the sample to the estimate of taxable value produced by the Department is called a "ratio."

The Department independently appraises a sample of randomly selected properties in the study areas and compares the results to the assessed values established by the county assessor. The properties comprising the sample are physically inspected by Department appraisers and valued according to statutory and regulatory requirements. The independent appraisals conducted by the Department comprise a *sample* of the *universe or population* of all properties within the jurisdiction being reviewed. From the information about the *sample*, the Department *infers* what is happening to the population as a whole.

The Department examines the ratio information for *appraisal accuracy.* Two essential elements of appraisal accuracy are *appraisal level* and *appraisal uniformity.* Appraisal level compares how close the assessor's estimate of assessed value is to the legally mandated standard of 35% of taxable value. Appraisal level is measured by a descriptive statistic called a *measure of central tendency.* A measure of central tendency, such as the mean, median or aggregate ratio, is a single number or value that describes the center or the middle of a set of data. In the case of this ratio study, the median describes the middle of the array of all ratios comparing the assessed value to the taxable value established for each parcel.

Assessment uniformity refers to the degree to which different properties are assessed at equal percentages of taxable value. If taxable value could be described as the center of a "target," then assessment uniformity looks at how much variation or distance there is between each ratio and the "target." The statistical measure known as the coefficient of dispersion measures uniformity or the distance from the "target."

The ratio study by law must include the overall ratio (also known as the aggregate ratio or weighted mean ratio) of the total property within each subject county and each class of property. The study must also include two comparative statistics known as the median and the coefficient of dispersion (COD) of the median for both the total property in each subject county and for each major class of property within the county. NRS 361.333 (5) (c) defines the major classes of property as:

I. Vacant land;
II. Single-family residential;

[1] International Association of Assessing Officers, Standard on Ratio Studies, (1999), P. 6.

III. Multi-residential;
IV. Commercial and industrial; and
V. Rural

Section 5 of NRS 361.333 outlines how the Tax Commission may equalize properties if in fact the ratio study indicates that equalization is necessary. The actions the Tax Commission may take include (1) no action if it finds that all property has been assessed at the proper percentage; (2) applying a specified percentage to correct any deficiency if any class of property is assessed at less or more than the allowed range (32% to 36%); and (3) ordering reappraisal if the range is exceeded in the reappraisal area if the land and improvement factors are not being appropriately applied in the non-reappraisal areas or if the board of county commissioners does not agree with a specified percentage to correct any deficiency.

The State Board also has authority to equalize property pursuant to NRS 361.395. The State Board adopted regulations in 2010 providing for the process for determining whether equalization action is required. The State Board regulations reference the International Association of Assessing Officers (IAAO) standards to determine assessment accuracy and uniformity. The State Board may order additional analyses beyond the ratio study performed for the Nevada Tax Commission.[2]

Performance Audits

NRS 361.333 (1)(b)(2) requires the Department to make a determination about whether each county has adequate procedures to ensure that all property subject to taxation is being assessed in a correct and timely manner, and to note any deficiencies. In addition, the Department reviews assessments in those areas where land and improvement factors are applied pursuant to NRS 361.260 (5) to ensure the factors are appropriately applied.

In addition, NAC 360.728 requires the Department to periodically conduct performance audits of the books and records of county officers to determine:

(a) Whether the appraisals of the county assessor comply with all applicable laws and regulations governing the assessment of property taxes;
(b) Whether any county procedures relating to the preparation of the assessment roll or the collection of property taxes comply with law;
(c) Whether the system of management controls of the county relating to the preparation of the assessment roll and the collection of property taxes are accurate and reliable; and

[2] LCB File No. R153-09, Section 12, effective October 1, 2010.

(d) Whether there is an adequate system of management controls.

Department auditors travel to the offices of county assessors to review the procedures used to discover, value, and assess all real and personal property within the jurisdiction of the county assessor. The Department reviews the resources of the office, reviews a sample of property files and interviews assessors and their staffs. Departures from required or accepted appraisal practices are noted and recommendations for improvement are made to the Tax Commission. The Tax Commission has adopted regulations relating to the conduct of performance audits.[3]

[3] NAC 360.720 through 360.736.

Chapter

7

The Appeal Process

Assessment appeals are an important component in the assessment process. They provide property owners with an opportunity to meet with the assessor, to inquire about their assessments and to learn about the procedures used and the various factors considered in the appraisal of their properties.

Standard on Assessment Appeal, IAAO, 1982.

The State and County Boards of Equalization correct errors on tax rolls and hear complaints. Persons appealing to the County Board may do so by claiming overvaluation by reason of undervaluation of other properties *(NRS 361.355)*, inequity of treatment exists between properties *(NRS 361.356),* or the full cash value of the property is less than its taxable value *(NRS 361.357)*. The State Board hears and determines all appeals from the action of the County Board *(NRS 361.400)* or direct appeals from valuations of the Nevada Tax Commission *(NRS 361.403)* or other miscellaneous reasons. The two boards may also add property to the secured roll for property escaping taxation *(NRS 361.769)*.

The State and County Boards are public bodies subject to the Open Meeting Law (NRS Chapter 241) and the Public Records law. All meetings of the State and County Boards must be open to the public with an agenda of items and topics to be discussed and acted upon clearly and completely described. The agenda must be posted at least three full working days before the meeting of the State or County Board.

The Nevada Administrative Procedure Act (APA) (NRS Chapter 233B) also applies to the proceedings of the State and County Boards to supplement those proceedings specifically set forth in NRS Chapter 361 and NAC Chapter 361. The APA requires that a party be given

reasonable notice of a hearing in which the legal rights, duties or privileges of a party are to be determined *(NRS 233B.032, 233B.121)*. Additionally, the State Board is specifically required to provide reasonable notice to all parties appearing before it *(NAC 361.702)*.

County Board of Equalization

The session of the County Board may begin prior to January 15th and ends on the last day in February *(NRS 361.340 (10))*, except as to matters remanded by the State Board. If the business of the County Board is such that these time constraints make it impossible to fully hear the cases before the County Board, the County Board may consider extending the statutory deadline *(AGO 94, 8-12-55 and reconfirmed in AGO 2001-17).*

The County Board has the power to change and correct any valuation of the County Assessor which is found to be incorrect. Any change so made is effective only for the fiscal year for which the assessment was made *(NRS 361.345)*.

With the prior approval of the State Board, each County Board may adopt more detailed rules of procedure *(NAC 361.622).*

State Board of Equalization

The State Board convenes each session on the fourth Monday in March in Carson City, Nevada, and holds as many meetings as necessary to complete the business of the State Board. Typically, the State Board meets about 15 to 20 days during the session. If a proposed equalization action affects local governmental entities in more than one county and the action is likely to have a substantial effect on tax revenues, the State Board must notify the local governments on or before April 30th. All other individual appeals must be heard before November 1st. This deadline is directory and not mandatory, but the State Board makes all efforts to finish hearing such cases before that deadline *(NRS 361.380).*

All appeals of County Board decisions must be based upon the same facts and evidence submitted to the County Board *(NRS 361.360, 361.400, NAC 361.739(2))*. New evidence is not admitted unless it is discovered after the County Board hearing and could not, by due diligence, have been discovered before the final adjournment of the County Board *(NRS 361.360, 361.400, NAC 361.739(3))*.

Hearings that are on appeal from a County Board are reviewed to determine the correctness of the county board's decision and are not hearings de novo. Accordingly, there is no cross examination of witnesses, and no new evidence should be submitted, except as noted above. Hearings on direct appeals are conducted to allow all relevant evidence to be admitted and witnesses may be examined, and the opposing party may cross-examine such witnesses, and such witnesses may be impeached *(NAC 361.733)*. Such hearings are not conducted according to the technical rules of evidence and procedures as practiced in civil actions and any relevant evidence may be admitted, if it is of a type commonly relied upon by reasonable and prudent persons *(NAC 361.737).*

Nevada Tax Commission

The Tax Commission may hear the appeals of taxpayers in the event the County Treasurer or County Assessor has denied relief from interest and penalties imposed when the taxpayer has failed to make a timely return or payment of the tax *(NRS 361.4835)*. The Tax Commission also hears the appeals of taxpayers seeking relief from penalties and interest imposed by the Department *(NAC 360.402).*

The Tax Commission has a process in place to hear appeals of taxpayers denied an abatement of tax liability (*See Chapter 5).* Once written notice of an appeal is received by the Commission, the appeal is assigned to a hearing officer. The hearing officer makes recommendations to the Commission about whether the abatement should be granted, and the Commission may adopt, modify, or reverse the hearing officer's decision (*See NAC 361.6105 through 361.61074).*

Selected Bibliography

Adams, Romanzo, Taxation in Nevada: A History, (Nevada Historical Society, Carson City, 1918)

Eckert, Joseph K., Ed., Property Appraisal and Assessment Administration, (International Association of Assessing Officers, Chicago, 1990)

International Association of Assessing Officers, Standard on Valuation of Personal Property, (Chicago, 2005)

International Association of Assessing Officers, Standard on Mass Appraisal of Real Property, (Chicago, 2008)

International Association of Assessing Officers, Standard on Property Tax Policy, (Chicago, 2004)

International Association of Assessing Officers, Standard on Ratio Studies, (Chicago, 2010)

Nevada Department of Taxation, "Property Tax Rates, FY 2016-17 (June 25, 2016)

Nevada Department of Taxation, "Bulletin No. 189: Secured Property Tax Roll" (October 4, 2004); updated to Bulletin No. 201 for the 2017-18 FY (October 2016)

Nevada Department of Taxation, "Bulletin No. 188A: Unsecured Property Tax Roll" (October 4, 2004) updated to Bulletin No. 200A for the 2016-17 FY (November 2016)

Nevada Department of Taxation, "Statistical Analysis of the Roll, 2003-04" (August 2004) updated to 2014-2015 (February 2016)

Nevada Department of Taxation, "2005-2006 Personal Property Manual" (May 3, 2004) updated to 2017-2018 Personal Property Manual (June 30, 2016)

Nevada Department of Taxation, "Bulletin No. 104: Agricultural Land Values; Open-Space Property Procedures" (April 2004) updated to Bulletin No. 206 (2017-2018 FY)

Nevada Department of Taxation, "2004-2005 Report of Assessment Ratio Study" (May 2004) updated to 2016-2017 Report of Assessment Ratio Study (May 2016)

Nevada Department of Taxation, "FY 2004-2005 Local Government Revenue Projections" (March 15, 2004)

Nevada Revised Statutes, Title 32, Chapters 360, 361, 361A, and 362

Nevada Administrative Code, Chapters 360, 361, 361A, and 362

Paschall, Robert H., A Report on the Taxation of Mines in Nevada, (Assessment and Tax Equity Committee: 1974)

Appendix I:

Property Tax
Exemptions and Abatements

Nevada Department of Taxation

List of Property Tax Exemptions

Due Date for Application:
(1) No application required
(2) One time only until status changes. The claim must be made by June 15th. *See NRS 361.155 (1) and (3)*.
(3) Annually, by June 15th. *See NRS 361.155 (1)*
(4) Annually, by July 1st. *See NAC 361.062*
(5) Annually, by December 30th. *See NRS 362.050*

Exemption Type	NRS Reference	NAC Reference	Property Type	Due Date for Application See Legend	Explanation
Airport	361.061(1)		Real	(2)	Improvement of land by the public as an airport is a municipal purpose, whether or not the airport is owned or operated by a local government.
American Land Conservancy	361.111		Real	(2)	Real property including improvements is exempt if: the property is held for acquisition by a Federal, state or local government and the said government has agreed in writing to consider acquiring said real property; or if the property will be held indefinitely and vested in the listed conservancy organization. If the property is held for purposes of conservation for any entity other than the State or local government, the land must be assessed as first class pasture. If the property is transferred for purposes other than conservation, taxes must be collected for each year it was exempt.
American National Red Cross and Nevada Chapters	361.110		Both	(2)	All real and personal property is exempt, unless it is used for a purpose other than the legitimate functions of the organization. *See also YMCA, YWCA, American National Red Cross, Salvation Army Corp, GSA, Camp Fire Girls, BSA, Sierra Arts Foundation, Nevada Museum of Art, Inc.*
Apprenticeship Programs	361.106		Both	(2)	Real and personal property of an apprenticeship program is exempt if (1) the property is held in a trust created by 29 U.S.C. § 186 or (2) is owned by a local or state apprenticeship committee and the program is operated by a qualifying organization and registered and approved by the state apprenticeship council.
Archaeological Conservancy	361.111 AB 209 (2007)		Real	(2)	See explanation under American Land Conservancy.
Architectural barrier Removal for Disabled Persons	361.087		Real	(2)	Improvements to a residence occupied by a person with a disability are exempt. The person must claim the benefit by filing an affidavit setting forth the nature of the improvement and the date of making the improvement. See statute for examples.
Bank Deposits	Article 10		Personal	(1)	Articles of personal property deemed to represent an interest in real or personal property already assessed and taxed is exempt.
Bee colonies	361.068		Personal	(1)	Bee colonies are exempt personal property.
Blind Persons	361.085		Both	(3)	Property of blind persons up to an assessed value of $3,000, as modified by CPI, is exempt. The original affidavit of claim must be accompanied by a certificate from a physician certifying the person is blind. Renewal affidavits must be completed each year.
Boats	361.068		Personal	(1)	All boats are exempt.
Bonds	Article 10		Personal	(1)	Articles of personal property deemed to represent an interest in real or personal property already assessed and taxed is exempt.
Book Accounts	Article 10		Personal	(1)	Articles of personal property deemed to represent an interest in real or personal property already assessed and taxed is exempt.
Boulder City Museum and Historical Association	361.110		Both	(2)	All real and personal property is exempt, unless it is used for a purpose other than the legitimate functions of the organization. *See also YMCA, YWCA, American National Red Cross, Salvation Army Corp, GSA, Camp Fire Girls, BSA, Sierra Arts Foundation.*
Boy Scouts of America	361.11		Both	(2)	All real and personal property is exempt, unless it is used for a purpose other than the legitimate functions of the organization. *See also Nevada Museum of Art.*

List of Property Tax Exemptions

Exemption Type	NRS Reference	NAC Reference	Property Type	Due Date for Application See Legend	Explanation
Business Inventories & Consumables	361.068	361.065	Personal	(1)	Property consumed during the operation of the business, as differentiated from a component part of a manufactured item, is exempt. The property must meet the criteria listed in NAC 361.065.
Camp Fire Girls Inc.	361.11		Both	(2)	All real and personal property is exempt, unless it is used for a purpose other than the legitimate functions of the organization. *See also Nevada Museum of Art.*
Campers, slide-in & shells	361.068		Personal	(1)	All slide-in campers and camper shells are exempt.
Carnival, circus, convention, display, exhibition, fair	361.068		Personal	(1)	Personal property, transient in nature, owned by a non-resident and located in this state for use by or in a carnival, circus, convention, display, exhibition or fair is exempt. *See also transient personal property.*
Cost of collection	361.068		Personal	(1)	Personal property for which the annual taxes would be less than the cost of collecting those taxes is exempt. NTC determines level of cost.
Cemeteries and Graveyards - Public	361.130		Real	(1)	Exempt cemeteries and graveyards must be open to the public and no charge is made for burial.
Cemeteries and Graveyards –Private	361.132		Real	(2)	Real property of a nonprofit corporation governed by the provisions of NRS Chapter 82 formed for the purposes of procuring and holding lands to be used exclusively for a cemetery are exempt, so long as the lots or plats remain dedicated to the purpose of a cemetery.
Charitable Foundation: *See University*	361.098		Both	(2)	All property owned by the charitable foundation established by the Board of Regents of University of Nevada is exempt unless it is used for a purpose other than carrying out the legitimate functions of the foundation.
Charitable Organizations	361.135		Both	(2)	See Lodges
Charitable Corporations	361.140		Both	(2)	Property actually occupied and used by corporation meeting certain qualifying criteria is exempt.
Charter School Leased Property	361.096		Both	(2)	All property leased or rented to a charter school is deemed to be used for an educational purpose and is exempt. Only the portion of the property that is used for the lease or rental to a charter school is exempt.
Churches & Chapels	361.125		Both	(2)	Land, buildings, and personal property used for religious worship other than marriage chapels, is exempt. The property must be owned by a recognized religious society or corporation. If the property is used for other than church purposes and a rent is received, the property is not exempt. AB 391(2015) expanded the exemption to parcels of land used exclusively for worship, including both developed and undeveloped portions of a parcel.
Counties, Town, Municipal Corp	361.060		Both	(1)	Property of counties, domestic municipal corporations, irrigation drainage, reclamation district, or town, except for certain community pastures, is exempt. *See also Nevada Rural Housing Authority, Irrigation*
Conservation District	361.060		Real	(1)	Real property acquired on or after 7-1-2003 by a conservation district is exempt.
Defenders of Wildlife	361.135		Both	(2)	*See Lodges for explanation.*
Disabled Veterans	361.091		Both	(3)	Up to $20,000 assessed value of property, adjusted by CPI, may be exempt, based on a sliding scale of disability of the veteran-owner. Only the property of residents or their surviving spouses meeting certain qualifying criteria is eligible for exemption.
Drainage Ditches, Canals & Irrigation Systems	361.070		Real	(1)	Drainage ditches and canals along with the lands included in the right-of-way of the ditch or canal are exempt. Each part of a permanently installed irrigation system, including pipes, concrete linings of ditches and head gates, are exempt.
Elderly & Handicapped Housing	361.086		Real and personal used for housing	(2)	All real property and mobile or modular housing and related facilities for elderly or handicapped persons are exempt if certain qualifying criteria are met.
Eagles Club	361.135		Both	(2)	*See Lodges for explanation*
Elks Club	361.135		Both	(2)	See Lodges for explanation.

List of Property Tax Exemptions

Exemption Type	NRS Reference	NAC Reference	Property Type	Due Date for Application See Legend	Explanation
Energy Systems (fka Heating & Cooling Systems)	701A.200 (fka 361.079)	361.052-361.058	Both	(1)	A qualified energy system is exempt. A qualified energy system is defined as any system, method, construction, installation, machinery, equipment, device or appliance which is designed, constructed or installed in or adjacent to one or more buildings or an irrigation system in an agricultural operation to heat or cool the building or buildings or water used therein if the source is a renewable energy source.
Fine Art for public display	361.068; 361.186	361.030 – 361.044	Personal	(3)	The exemption is limited to certain kinds of works of art purchased for $25,000 or more and meets certain public display requirements. When a taxpayer collects an admission fee, the amount of exemption is reduced by the net revenue received by taxpayer. *See NRS and NAC requirements.*
Girl Scouts of America	361.11		Both	(2)	All real and personal property is exempt, unless it is used for a purpose other than the legitimate functions of the organization. *See also Nevada Museum of Art.*
Habitat for Humanity	361.115		Both	(2)	All property is exempt unless it is used for a purpose other than carrying out the legitimate functions of the organization. *See also Nevada Children's Foundation, Nevada Heritage Association.*
Hospital	361.083		Real	(2)	Property on which stands a hospital or other charitable asylum for the care or relief of orphans or sick, infirm or indigent persons owned by a qualifying non-profit corporation, is exempt. If the property is used for a different purpose, the property is taxable. *See also orphan children.*
Household goods and furniture	361.069	361.085	Personal	(1)	Household goods, furniture except certain appliances and furniture of time-share projects, are exempt. Examples are in both statute and regulation.
Irrigation, Drainage, Reclamation District	361.060		Both	(1)	See Counties, Towns for explanation.
Knights of Pythias	361.135		Both	(2)	*See Lodges for explanation.*
Knights of Columbus	361.135		Both	(2)	*See Lodges for explanation.*
Lahontan Audubon Society	361.135		Both	(2)	*See Lodges for explanation.*
Livestock	361.068		Personal	(1)	Livestock is exempt. Livestock is defined at NAC 361A.055. See also Article 10 (6).
Lodges & other charitable organizations	361.135		Both	(2)	Funds, furniture, paraphernalia and regalia owned by certain charitable organizations as well as real estate and fixtures are exempt. If the real estate is leased, the exemption does not apply to the portion so leased or rented.
Low income housing projects	361.082	361.089	Both	(3)	That portion of real property and tangible personal property used for housing and related facilities for persons with low incomes is exempt if the property meets certain criteria.
Masons	361.135		Both	(2)	*See Lodges for explanation.*
Mortgages	Article 10		Personal	(1)	Articles of personal property deemed to represent an interest in real or personal property already assessed and taxed is exempt.
Motor Vehicles	361.067		Personal	(1)	Vehicles defined in NRS 371.020 are exempt, except mobile homes. NRS 371.020 refers to NRS 482 and 706. Under NRS 482.210, special mobile equipment is not licensed and is therefore taxable for property tax.
Nathan Adelson Hospice	361.088		Both	(2)	All property is exempt, unless it is used for any purpose other than carrying out the legitimate functions of hospice care.
National Audubon Society	361.135		Both	(2)	*See Lodges for explanation.*
Nature Conservancy	361.111		Real	(2)	*See explanation under American Land Conservancy.*
Nevada Children's Foundation	361.115		Both	(2)	*See Habitat for Humanity for explanation.*

Exemption Type	NRS Reference	NAC Reference	Property Type	Due Date for Application See Legend	Explanation
Nevada Heritage Association	361.115		Both	(2)	*See Habitat for Humanity for explanation.*
Nevada Land Conservancy	361.111		Real	(2)	*See explanation under American Land Conservancy.*
Nevada Museum of Art	361.11		Both	(2)	All real and personal property is exempt, unless it is used for a purpose other than the legitimate functions of the organization. *See also YMCA, YWCA, American National Red Cross, Salvation Army Corp, GSA, Camp Fire Girls, BSA, Sierra Arts Foundation.*
Nevada Rural Housing Authority	361.060		Real	(1)	*See explanation under Counties, Cities*
Noncommercial theaters	361.145		Both	(2)	Buildings, furniture & equipment of noncommercial theaters owned and operated by nonprofit educational corporations organized for the exclusive purpose of conducting theater practice classes and the production of plays on a nonprofessional basis are exempt.
Nonprofit private schools	361.105		Both	(2)	All property is exempt from taxation.
Odd Fellows	361.135		Both	(2)	*See Lodges for explanation.*
Orphan children or sick, infirm or indigent persons	361.083		Real	(2)	Land and buildings use for the care or relief of orphans or of sick, infirm or indigent persons owned by a nonprofit corporation organized or existing pursuant to NRS 82, is exempt. *See also Hospitals.*
Patented Mining Claims	362.010-362.095		Real	(5)	Upon receipt of an affidavit from the county recorder pursuant to NRS 362.050, the assessor shall exclude from the roll the assessment against the patented mine or mining claim named in the affidavit.
Pershing County Kids, Horses, Rodeo Inc.	361.107		Both	(2)	All real and personal property is exempt, unless it is used for a purpose other than the legitimate functions of the organization.
Personal Property held for sale by merchant	361.068		Personal	(1)	Personal property held for sale by a merchant is exempt.
Personal Property held for sale by manufacturer	361.068		Personal	(1)	Personal property held for sale by a manufacturer is exempt.
Personal property in transit	361.160-361.185	361.062	Personal	(4)	Claims must be submitted to county assessor in which the warehouse is located and a certification from the warehouse as to the status of the property must be attached.
Pipe & Irrigation Equipment	361.068		Personal	(1)	Pipe and other agricultural equipment used to convey water for the irrigation of legal crops is exempt.
Pollution control devices	361.077	361.046-361.050	Both	(3)	Property used as a facility, device, or method for the control of air or water pollution is exempt. Taxpayer must supply an annual affidavit to assessor on a form approved by Department. Certain property is not exempt per NAC 361.046.
Possessory Interest –Vending stands	361.159		Personal	(3)	The possessory interest in otherwise exempt property is taxable, except for vending stands operated by blind persons under the auspices of the Bureau of Services to the Blind – DETR.
Possessory Interest – Public Airport	361.159		Personal	(2)	The possessory interest in otherwise exempt property is taxable, except for personal property owned and used in a public airport.
Possessory Interest – Public airport, park, market, fairground	361.157(2)(a)		Real	(2)	The possessory interest in otherwise exempt property is taxable, except for real property located upon a public airport, park, market, or fairground. Certain leased property on a pubic airport made available for purposes other than the purposes of a public airport is taxable.
Possessory Interest – Federal Property	361.157(2)(b)		Real	(1)	A possessory interest in federal property for which PILT payments are made is exempt.
Possessory interest – state-supported educational institution	361.157(2)c		Real	(1)	A possessory interest in the property of any state-supported educational institution is exempt, except any part located within a TIA created pursuant to NRS 278C.155.

Exemption Type	NRS Reference	NAC Reference	Property Type	Due Date for Application See Legend	Explanation
Possessory interest – Taylor Grazing Act, USFS, BuRec	361.157(2)(d)		Real	(1)	A possessory interest in property used by persons, associations or corporations according to the Taylor Grazing Act, United States Forest Service or the Bureau of Reclamation is exempt.
Possessory interest – Indian tribe	361.157(2)(e)		Real	(1)	A possessory interest in property of any Indian held in trust by the U.S. is exempt.
Possessory interest – Vending stands of the blind	361.157(2)(f)		Real	(1)	A possessory interest in vending stand locations operated by blind persons under the auspices of the Bureau of Services to the Blind and Visually Impaired – DETR, is exempt.
Possessory interest – geothermal leases	361.157(2)(g)		Real	(1)	A possessory interest in geothermal leases for resources which have not been put into commercial production, is exempt.
Possessory interest – public officer or employee	361.157(2)(h)		Real	(1)	A possessory interest in property that is leased, loaned or made available to a public officer or employee in the course of public employment, is exempt.
Possessory interest – parsonage	361.157(2)(i)		Real	(1)	A possessory interest in a parsonage owned by a recognized religious society or corporation when used exclusively as a parsonage, is exempt.
Possessory interest – Charitable or religious residence	361.157(2)(j)		Real	(1)	A possessory interest in a residence used by a person carrying out the activities of a charitable or religious organization is exempt
Possessory interest – shelter for elderly or indigent	361.157(2)(k)		Real	(1)	A possessory interest in property which is used to provide shelter at a reduced rate to the elderly or indigent is exempt.
Possessory interest – rental of meeting rooms	361.157(2)(l)		Real	(1)	A possessory interest in property used as meeting rooms or similar facilities for periods of less than 30 consecutive days is exempt.
Possessory interest – daycare	361.157(2)(m)		Real	(1)	A possessory interest in property used as a daycare by a nonprofit organization is exempt.
Possessory interest - easements from RTC of Southern Nevada - Boulder City Bypass	361.157(2)(n)		Real	(1)	A possessory interest in any lease, easement, operating agreement, license, permit or right entry for exempt state property granted by Department or RTC of Southern Nevada pursuant to Boulder City Bypass Toll Road Demonstration Project Act
Promissory Notes	Article 10		Personal	(1)	Articles of personal property deemed to represent an interest in real or personal property already assessed and taxed is exempt.
Privately owned airports used by public	361.061(2)		Real	(2)	Privately owned airport property used for a public purpose, except areas from which income is derived, is exempt.
Privately owned parks used by public	361.0605	361.080	Real	(2)	The initial claim for exemption must be accompanied by a copy of the agreement with a local government that the property may be used by the public without charge. A sign must also be posted at each entrance to park. The exemption does not include areas from which income is derived.
Public Function Trusts	361.062		Both	(2)	Property of a trust created for the benefit of any public function pursuant to law is exempt, however, PILT monies may be paid to the beneficiary if so provided in any agreement contained in creating the trust.
Radioactive fallout shelters	361.078		Real	(3)	Residential property is exempt up to $1,000 in assessed value if it meets certain qualifying conditions.

List of Property Tax Exemptions

Exemption Type	NRS Reference	NAC Reference	Property Type	Due Date for Application See Legend	Explanation
Raw materials & components consumed in the process of manufacture	361.068		Personal	(1)	Raw materials are exempt when they are held by a manufacturer for manufacture into products. Supplies consumed in the process of manufacture are also exempt.
Salvation Army Corps	361.11		Both	(2)	All real and personal property is exempt, unless it is used for a purpose other than the legitimate functions of the organization. *See also Nevada Museum of Art.*
School districts	361.065		Both	(1) school dist. (2) charter school	All property owned by any legally created school district or charter school and devoted to public school purposes is exempt.
Sierra Arts Foundation	361.11		Both	(2)	All real and personal property is exempt, unless it is used for a purpose other than the legitimate functions of the organization. *See also Nevada Museum of Art.*
State lands	361.055		Both	(1)	All property owned by the state, except land assigned to the Department of Wildlife, is exempt. PILT payments are made by the Department of Wildlife.
Stocks	Article 10		Personal	(1)	Articles of personal property deemed to represent an interest in real or personal property already assessed and taxed is exempt.
Surviving Spouse	361.080		Both	(3)	Property of surviving spouses up to an assessed value of $1,000, as modified by CPI, is exempt. The original affidavit of claim must be accompanied by a death certificate showing the claimant was married to the deceased at the time of their death. Renewal affidavits must be completed each year.
Surviving Spouses of Disabled Veterans	361.091		Both	(3)	See Disabled Veterans.
Transient Personal Property	361.068		Personal	(1)	Personal property owned by a non-resident and located in Nevada for purposes of a display, exhibition, convention, carnival, fair or circus is exempt. *See also Carnival, fair circus.*
United States	361.050		Both	(1)	All property owned by the United States is exempt.
University Fraternities & Sororities	361.100		Real	(2)	Real property owned by fraternities and sororities whose members are students at UNR or UNLV and use the property as their home, is exempt.
University System: Charitable Foundation	361.098		Both	(2)	All property owned by a charitable foundation established by the Board of Regents of the University of Nevada is exempt, unless it is used for a purpose other than the legitimate functions of the foundation.
University System Leased Property	361.099	361.070	Both	(2)	Property leased to the Nevada System of Higher Education is exempt if the total consideration from the lease is less than 10 percent of the fair market value of the property. Certain documentation must be provided. *See NAC 361.070.*
Unpatented Mines & mining Claims	361.075		Real	(1)	Unpatented mines and mining claims are exempt, except for possessory interests in lands held by U.S. or state of Nevada.
Vehicles	361.067		Personal	(1)	*See Motor Vehicles*
Veterans	361.09		Both	(3)	Up to $2,000 assessed value, adjusted by CPI, of property may be exempt. Only the property of residents meeting certain qualifying criteria is eligible for exemption.
Veteran Organizations	361.095		Both	(2)	Up to $10,000 assessed value, adjusted by CPI, of Funds, furniture, paraphernalia and regalia owned by certain charitable organizations as well as real estate and fixtures, is exempt. If the real estate is leased, the exemption does not apply to the portion so leased or rented.
Volunteer Fire Departments	361.150		Both	(2)	All property is exempt, unless it is used for any purpose other than carrying out the legitimate functions of a volunteer fire department.
Water Users' Nonprofit Associations	361.073		Both	(2)	All property is exempt, unless it is used for any purpose other than carrying out the legitimate functions of a water users' nonprofit cooperative corporation.

Exemption Type	NRS Reference	NAC Reference	Property Type	Due Date for Application See Legend	Explanation
Young Men's Christian Association	361.110		Both	(2)	All real and personal property is exempt, unless it is used for a purpose other than the legitimate functions of the organization. *See also Nevada Museum of Art.*
Young Women's Christian Association	361.110		Both	(2)	All real and personal property is exempt, unless it is used for a purpose other than the legitimate functions of the organization. *See also Nevada Museum of Art.*

Nevada Department of Taxation

List of Abatements

Abatement Type	NRS Reference	NAC Reference	Property Type	Explanation
Aircraft and associated personal property	360		Personal	Qualifying businesses that own, operate, manufacture, service, maintain, test, repair, overhaul or assemble an aircraft or any component of an aircraft will receive a partial abatement for a duration of not more than 20 years. The abatement is granted by the Governor's Office of Economic Development.
Data centers and each colocated business	360			Qualifying businesses will receive a partial abatement of not more than 75% of the property taxes on personal property, for a duration of at least 10 years but not more than 20 years. *See SB 170 (2015).* The abatement is granted by the Governor's Office of Economic Development.
Businesses that invest in institutions of higher education	360.752		Personal	Qualifying businesses will receive a partial abatement of not more than 50% of the property taxes on personal property or 50% of the amount of capital investment, whichever is less, for a duration of 5 years.
New or expanded businesses	361.0687		Personal	Duration of abatement not to exceed 10 years and must not exceed 50% of the taxes on personal property payable by a business each year. The Governor's Office on Economic Development determines whether abatement may be awarded using certain criteria.
Property acquired by governments	361.484		Both	Taxes on property acquired by Federal, state, or local governments must be abated ratably for the portion of the fiscal year in which the property is owned by the said government.
All property except qualifying residential	361.4722	361.606-361.613	Both	Taxes on property other than residential must be partially abated for the amount which exceeds up to 108% of the prior year's taxes. See statute and regulations for guidance.
Residential property	361.4723	361.606 - 361-613	Real	Taxes on qualifying residential property must be partially abated for the amount which exceeds 103% of the prior year's taxes. See statute and regulations for guidance.
LEED property	701A.110	LCB File R003-08	Real	Taxes on qualifying property is abated for a duration of not more than 10 years and in an amount which varies with the LEED level of certification.
Recycled material businesses	701A.210		Both	Duration of abatement not to exceed 10 years and must not exceed 50% of the taxes on personal property payable by a business each year. Commission on Economic Development determines whether abatement may be awarded using certain criteria.
Renewable energy facilities	701A.370		Both	Duration of abatement must be for 20 years and be equal to 55% of the taxes on real and personal property. The Nevada Energy Commissioner approves applications.

Appendix II:

Descriptions of Publications

Division of Excise & Local Government Services

DEPARTMENT OF TAXATION
LIST OF PUBLICATIONS

DIVISION OF EXCISE & LOCAL GOVERNMENT SERVICES

General

1. Pursuant to NRS 361.0445, the Department provides information regarding the assessment process and an explanation of the manner in which property taxes are calculated. The publication is entitled "Nevada Property Tax: Elements and Applications" and can be found at: http://tax.nv.gov/LocalGovt/PolicyPub/ArchiveFiles/Elements_and_Applications/.

Tax Roll Reports

2. Property Tax Rolls

A tax roll is a list of all persons, firms, corporations, associations or companies, the property they own within each county, and the assessed value of each property. County assessors are responsible for producing property tax rolls of locally assessed property (*See NRS 361.260(1) and NRS 361.310).*

Secured Roll - The listing of real property and some types of personal property values by owner as of July 1st each year. The payment of the tax is secured by a lien against the real property (*See NRS 361.450 ". . .every tax levied under the provisions of or authority of this chapter is a perpetual lien against the property assessed until the tax and any penalty charges and interest which may accrue thereon are paid.").* Each county assessor produces a secured roll.

Unsecured Roll – Personal property includes "migratory" property values not secured by the ownership of real property, new construction which has not yet been added to the secured roll and possessory interests (*See NRS 361.505; NRS 361.535. – payment upon demand; failure to pay results in seizure, lock and seal procedure).* A portion of the unsecured roll is referred to as the "supplemental roll" indicating the new construction added to the roll. Each county assessor produces an unsecured roll.

The unsecured roll runs from May 1st and closes April 30th, nine months after the lien date for the secured roll for the same fiscal year. For example, the 2025-2026 secured roll lien date is July 1, 2025; and the 2024-2025 unsecured roll closes on April 30, 2024.

The Department produces the following tax rolls:

a) Centrally-assessed Secured Roll Bulletin, published in October annually (NRS 361.3205) *See http://tax.nv.gov/LocalGovt/PolicyPub/ArchiveFiles/Property_Tax_Rolls_Secured/*
b) Centrally-assessed Unsecured Roll Bulletin, published in November annually (NRS 361.3205). *See http://tax.nv.gov/LocalGovt/PolicyPub/ArchiveFiles/Property_Tax_Rolls_Unsecured/*
c) Net Proceeds of Minerals Bulletin, A list of each operating mine by industry and by county and a list of royalty recipients by county together with information on the

gross proceeds, net proceeds, county and state taxes due. Published in June annually. *See* *http://tax.nv.gov/LocalGovt/PolicyPub/ArchiveFiles/Net_Proceeds_of_Minerals/*

3. Segregation of the Roll, Statistical Data

The segregation of the roll reports the aggregate amount of assessed value of property located in each taxing entity. Segregation reports are required three times a year pursuant to NRS 361.390. County assessors report the assessed values of all property, both taxable and exempt, for each taxing entity. The January segregation report is a preliminary projection; the March segregation report is a final projection; the October segregation report contains both the final actual prior year unsecured values and the final actual current year secured values, i.e., 2024-25 unsecured roll and 2025-2026 secured roll.

4. Statistical Analysis of the Roll

The Statistical Analysis of the Roll (SAR) provides locally and centrally-assessed values by category of property for the fiscal year. The SAR provides the most accurate reporting of assessed values because it contains all changes in any given fiscal year that occur on the Secured Roll through October following the July 1 lien date of the current year and all entries on the Unsecured Roll when it closes on April 30 following the July 1 lien date of the prior year. For example, the 2023-2024 SAR contains the assessed values by type of property from the 2023-2024 secured roll and re-opened roll which closed 7-1-2023 and the 2023-2024 unsecured roll which closed 4-30-2024.

NRS 361.390(3) requires a county assessor to report final assessed values for all categories of property as follows:

(1) Current fiscal year Secured Roll, lien date of July 1, statistical analysis report due August 10;
(2) Current fiscal year Unsecured Roll, closing date April 30th (9 months after Secured Roll lien date), statistical analysis report due May 5 of the year following the lien date; and
(3) Current fiscal year Secured and Unsecured Rolls, statistical analysis report due October 31st of the year following the current year July 1 lien date. This is to allow for completion of the unsecured roll which closes on April 30 following the July 1 lien date and because assessors are allowed to change the secured roll pursuant to NRS 361.310(4) until October 31 following the July 1 lien date (re-opened roll).

The SAR is published in December annually. *See* *http://tax.nv.gov/LocalGovt/PolicyPub/ArchiveFiles/Statistical_Analysis_of_the_Roll/*

Assessment Standards Publications

5. Agricultural Land Values, Open Space Property Procedures

The Ag Bulletin defines classifications of agricultural real property and provides valuations for each classification on the basis provided in NRS 361.325. The bulletin also provides the valuation methodology for lands designated as open-space, including golf courses. *See* *http://tax.nv.gov/LocalGovt/PolicyPub/ArchiveFiles/LGS_Ag_Bulletin/.*

6. Billing Cost Exemption Report

NRS 361.068(2) provides that the Nevada Tax Commission may exempt from taxation personal property for which the annual taxes would be less than the cost of collecting those taxes. The Department annually prepares a report which evaluates the cost of collection of taxes (*See NTC hearing records).*

7. Capitalization Rate Study

The Department analyzes and calculates appropriate capitalization rates for use in the income approach in the valuation of centrally-assessed properties and mining properties. The Study is published annually about June 1.
See http://tax.nv.gov/LocalGovt/PolicyPub/ArchiveFiles/Capitalization_Rate_Study/ .

8. Improvement and Land Factor Reports

NRS 361.260(5) provides that assessors may either apply factors to improvements and land in non-reappraisal areas or, in the case of improvements, 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. Assessors calculate land factors which are reviewed by the Department. The Nevada Tax Commission reviews and approves all proposed factors. The Improvement Factor report is generally published about July 1.
See http://tax.nv.gov/LocalGovt/PolicyPub/ArchiveFiles/Improvement_Factors/ .

9. Land Use Code Manuals

Annually, a land use code manual is published. Land use codes are used for categorizing property in the assessment roll, the statistical analysis of the roll and other purposes required by the Department of Taxation, such as selection of parcels included in Department ratio studies or performance audits. The manual includes descriptions and assigns code numbers, as well as appendices on occupancy codes, special property codes, special ownership codes, agricultural land classifications, exemption codes and glossary. The Land Use Code Manual is generally published in October.
See http://tax.nv.gov/LocalGovt/PolicyPub/ArchiveFiles/Land_Use_Code_Manuals/.

10. Manual of Rural Building Costs

The Manual of Rural Building Costs provides replacement costs for different quality classes of farm buildings, sheds or other rustic structures which do not conform to any applicable building code adopted by a local governmental entity or are constructed with the use of unskilled farm labor, pursuant to NAC 361.128(2). *The Manual of Rural Building Costs is generally published in March.*
See http://tax.nv.gov/LocalGovt/PolicyPub/ArchiveFiles/Rural_Building_Cost_Manual/ .

11. Personal Property Manual

The Personal Property Manual is an annual publication that sets forth the cost conversion factor and depreciation schedules used to determine taxable value for personal property. It is used in conjunction with NAC 361.134 through 361.140. The Personal Property Manual is generally published in May.
See http://tax.nv.gov/LocalGovt/PolicyPub/ArchiveFiles/Personal_Property_Manuals/.

12. Ratio Study Report

A "ratio study" is "designed to evaluate appraisal performance by comparing the estimate of assessed value produced by the assessor on each parcel in the sample to the estimate of taxable value produced by the Department. The comparison is called a "ratio." The Department examines the ratio information for *appraisal level* and *appraisal uniformity.* The Ratio Study is published annually in May, pursuant to NRS 361.333.
See http://tax.nv.gov/LocalGovt/PolicyPub/ArchiveFiles/Ratio_Studies/.

13. Performance Audit Reports

The Performance Audit Report supplements the ratio study with more specific analysis of critical parts of property tax administration. Performance Audits generally include all 17 counties instead of one-third of the counties each year. The reports are published when audits are completed. *See NAC 360.736;*
See http://tax.nv.gov/LocalGovt/PolicyPub/ArchiveFiles/Performance_Audit/.

TAX ABATEMENT PUBLICATIONS

14. Fair Market Rents Report

Certain qualifying residential rental properties may be eligible for the residential abatement at 3% (as opposed to the general abatement ranging up to 8%). The Department annually notifies county assessors of the amounts of the applicable fair market rents for the current years, as published for March 31 of that year by the Department of Housing and Urban Development. Tables are also published showing the fair market rents as adjusted downward to reflect applicable utility allowances reported by various Nevada regional housing authorities (*NAC 361.607(3)).*
See http://tax.nv.gov/LocalGovt/PolicyPub/ArchiveFiles/FairMarketRents/.

15. Tax Cap Tables

For purposes of applying the general abatement ("tax cap"), the Department publishes a table showing the appropriate abatement percentage for the application of a general abatement in each county each year. Generally, the Department publishes a preliminary table so that county tax receivers can calculate and complete the Pro-Forma Property Tax Projections which are due to the Department annually on March 5th. A final Tax Cap Table is published in June (*NAC 361.605(1)(a)).*
See http://tax.nv.gov/LocalGovt/PolicyPub/ArchiveFiles/General_Abatement_Factors/.

16. Property Tax Billing Summary and Preliminary Summary Reports of Property Tax (PSOPT)

The Property Tax Billing Summary combines data from county tax receivers who submit reports on actual billed amounts for property taxes for properties on the secured and unsecured tax rolls pursuant to NAC 361.609. The Summary contains the total number of parcels, the total assessed value of the property for which the property taxes were billed, the total amount of property taxes that would have been billed were it not for the abatement, the total amount of reduction as a result of abatement and other exemptions and other information. Because the secured and unsecured rolls close at different times during the year, two billing reports are required. The billing report for the Secured Roll is due September 1 after the lien date and the billing report for the Unsecured Roll is due June 1 after the close of the Unsecured Roll on April 30th (nine months after the close of the Secured Roll).

Because the assessed value reported in the Segregation Reports and Redbook is insufficient to determine actual property tax revenue because of the partial abatement of property taxes, the Pro Forma Report was developed. In addition, to check the accuracy of the Pro Forma Report, NAC 361.609 requires the county tax receiver to submit reports on actual billed amounts for property taxes for properties on the secured and unsecured tax rolls.

PSOPT

Although the billing reports are a good check on the accuracy of the property tax revenue projected in the Pro Forma Report, some state agencies require even more exact analysis of property tax revenue. The distribution of support funds from the state to the local government is dependent on analysis of actual collected revenue. The Distributive School Account (DSA) administered by the Department of Education and the State Medical Indigent Levy are both dependent on an accounting of actual property tax revenue collections.

As a result, the Committee on Local Government Finance (CLGF) adopted NAC 354.566 through NAC 354.577 which required the county tax receiver to report actual property tax receipts paid pursuant to NRS 361.483 as well as deferred agricultural property taxes, taxes on property escaping taxation, property taxes on the unsecured roll, taxes from the centrally-assessed tax rolls and net proceeds of minerals taxes. The county tax receiver must also report that portion of the various receipts listed that is distributed to the school districts. These reports do not contain assessed values but are restricted to taxes collected.

LOCAL GOVERNMENT FINANCE REPORTS

17. Tax Rate Book (also known as the “Redbook”)

“Property Tax Rates for Nevada Local Governments,” also known as the “Redbook,” is approved by the Nevada Tax Commission annually on June 25th, and contains total property tax rates by taxing unit by county, combined property tax rates by component by

taxing unit, property tax overrides and the relative impact thereof and overlapping taxing districts. This annual publication schedules the certified ad valorem tax rates for all local governments by county. The report totals the operating rate, debt rate, school rate, state rate and overlapping special district rates to denote combined unit rate.
See http://tax.nv.gov/LocalGovt/PolicyPub/ArchiveFiles/Redbook/.

The assessed value shown in the Redbook is based on the March 15th segregation reports by county assessors and the reports from the Department, ELGS's Centrally Assessed Section regarding centrally assessed properties, mines and net proceeds of minerals taxes.

The assessed value reported in the Segregation Reports and the Redbook contains projections for new property on the unsecured roll, as well as projections of production from mines. Because projections are included, the actual assessed value as billed and collected over the ensuing year can and does vary from the amounts reported in the Redbook. In addition, the assessed value reported in the Redbook does not consider the effects of abatements and so cannot be used in a direct calculation of projected revenue from property taxes.

18. Report of Local Government Indebtedness

Pursuant to NRS 354.6025, the Department compiles local government reports of indebtedness. Part A of the report presents the assessed value, general obligation debt limit, outstanding general obligation debt and debt margin for each category of local government entity, pursuant to the statutes governing that entity. For example, the total bonded indebtedness for school districts cannot exceed 15 percent of the assessed value, pursuant to NRS 387.400. Part B presents the overlapping total debt for each entity and the percentage of debt to assessed value. Part C presents a five-year debt requirement projection, including the principal and interest for each type of indebtedness by entity and for each total county, as well as the fiscal year in which final maturity will occur.
See http://tax.nv.gov/LocalGovt/PolicyPub/ArchiveFiles/LGF_Indebtedness_Report/.

19. Local Government Syllabus

This publication provides reference to *Nevada Revised Statutes, Nevada Administrative Code* and guidelines pertaining to Nevada Local Government Finance. Included is the Local Government Budget and Finance Act, Securities Law and General Improvement District Law.
See
http://tax.nv.gov/LocalGovt/PolicyPub/ArchiveFiles/Local_Government_Finance_Documents/

20. Revenue Projections

Annual projections are made for local governments' budgeting purposes. Projections are made for County Option Gasoline Tax, 2.35 cents Gasoline Tax, BCCRT, liquor and cigarette tax, LSST, GST, RPTT and the property tax (with abatements). The revenue projections report includes the local government allowed revenue from ad valorem and Supplemental City-County Relief Tax calculation. The Department prepares a preliminary revenue projection for local governments, published by February 15 (*See NRS 360.690 (10)).* The final report is published by March 15 (See NRS 360.690(11)).

The Revenue Projection reports include on the first page a summary of assessed value by county for both the secured and unsecured rolls and the net proceeds of minerals. The current year assessed value used in the tax rate calculations for the Preliminary and Final Revenue Projections is based on the information reported in the segregation reports, as well as net proceeds of minerals projection estimates received from mine operators.

Section A in each report contains the maximum allowable property tax rate calculation based on the revenue limitations required by NRS 354.59811 and other statutes. In general, the property tax rate is a function of revenue divided by assessed value. Stated another way, assessed value times a tax rate produces revenue. Section A therefore calculates the maximum allowable tax rates taking into account increases or decreases in assessed value of property as well as statutory limitations in revenue. The calculation does not take into account the effects of the partial abatement of property taxes allowed by NRS 361.4722, 361.4723, and 361.4724 enacted in 2005. A separate report is now issued with regard to the property tax revenue projections net of the abatement (*See discussion on the Pro Forma report).*

The segregation reports due on January 31st are used to produce the Preliminary Revenue Projections published on February 15th; and the segregation reports due on March 5th are used to produce the Final Revenue Projections published on March 15th.

The Preliminary and Final Revenue Projection Reports contain the following:

Section A: Property Tax Rate Calculation
NRS 354.59811 limits the amount of revenue that can be generated from property taxes to no more than 106% of the maximum allowable revenue from the preceding year. There are several exceptions and additions to the calculation, described below.

Section B: Revenue from Motor Vehicle Fuel Taxes, including:
(1) County Option Motor Vehicle Fuel Tax;
(2) 1.25 cents Motor Vehicle Fuel Tax;
(3) 1.75 cents Motor Vehicle Fuel Tax; and
(4) Allocation of the 2.35 cents Motor Vehicle Fuel Tax.

Section C: Revenue for Nevada School Districts from:
(1) Local School Support Tax; and
(2) Governmental Services Tax.

Section D: Consolidated Tax Distribution, including:
(1) Basic City-County Relief Tax (BCCRT);
(2) Supplemental City-County Relief Tax (SCCRT);
(3) Cigarette Tax;
(4) Liquor Tax;
(5) Real Property Transfer Tax; and
(6) Governmental Services Tax (GST).

See http://tax.nv.gov/LocalGovt/PolicyPub/ArchiveFiles/LGF_Revenue_Projections/.

21. Pro-Forma Property Tax Projections

Information regarding the effects of the residential and general property tax abatements is produced annually by County Treasurers, due on March 5th. The Department then uses that information to produce a report due on March 25th, called the Pro Forma Projection report. The report shows the total pre-abated tax revenue less the amount of abatement for a net property tax. From the net tax are deducted amounts for redevelopment agencies and LEED abatements and renewable energy abatements (*See NRS 361.4535).*

As a result of the partial abatement of property taxes enacted in 2005 (AB 489 and SB 509), also called the "tax cap," revenue projections could no longer be a simple function of assessed value times tax rate equals revenue. NRS 361.471 through NRS 361.4735 describe complex formulas for the calculation of the abatement as well as numerous exceptions from the abatement. Certain kinds of assessed value are exempt from the partial abatement, as well as certain components of tax rates.

As a result of the complex formulas and exemptions of portions of assessed value or tax rates from abatement, aggregate estimates of the amount of total abatement by jurisdiction were found to be relatively inaccurate. To improve the accuracy, county assessors now apply the abatement formula or exemption from the abatement, as needed, to each individual property. The assessor transmits the information to the Treasurer who applies the proposed tax rates for the current year as if the tax bills were going to be produced (hence the name, "pro forma"). The aggregate assessed value information from most counties is reported on a "net" basis, meaning that the assessed value reported does not include the assessed value for properties exempt from taxation.
See http://tax.nv.gov/LocalGovt/PolicyPub/ArchiveFiles/LGF_ProForma_Tax/.

22. Top Ten Reports

The Top Ten Taxpayer Report is a list of taxpayers and assessed value who are reported as the ten highest assessed taxpayers statewide and for each county.
See http://tax.nv.gov/LocalGovt/PolicyPub/ArchiveFiles/Top_Ten_Taxpayers/.

REAL PROPERTY TRANSFER TAX REPORTS

23. Real Property Transfer Tax Quarterly and Year-End Reports

The Real Property Transfer Tax (RPTT) is collected in each county when deeds are presented for recording, with some exceptions. The quarterly and year-end reports provide total tax by county, distribution of the tax, number of exemptions granted by type and county and historical trends.
See http://tax.nv.gov/LocalGovt/PolicyPub/ArchiveFiles/Real_Property_Transfer_Tax/

Other Publications

The Department develops and publishes a variety of reporting and claim forms for taxpayers, as well as guidelines on a variety of subjects, such as templates for ballot language which involve tax or tax rate questions, budget augmentation guidelines, medium term obligation guidelines, real property transfer tax exemption guidelines and many other topics. The Department also publishes summaries of abatement appeal decisions of the Nevada Tax Commission, fiscal notes on renewable energy projects and worksheets for use by assessors, taxpayers, and others in determining other property tax abatements.