

NEVADA TAX COMMISSION
May 3, 2021

TOPIC: Approval of the 2022-2023 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.

EXPLANATION: The Department proposes application of a statewide improvement factor of 1.01. 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 of the counties have approved the 2022-2023 improvement factor.

RECOMMENDATIONS: The Department recommends adoption of the 2022-2023 statewide Improvement Factor of 1.01, detailed at page 1 of the Report. The Department also recommends that all counties should implement annual reappraisal of improvements. At present, fifteen counties conduct an annual reappraisal of improvements and all seventeen counties reappraise land on a yearly basis. Annual reappraisal of improvements is the preferred method of valuation.

The table below summarizes changes made from last year's approved publication to this year's requested publication:

| Page | 2021-2022 | | 2022-2023 | |
|--|---|------|---|-------------|
| 4 | Paragraph 5 – indicates 1.01 statewide factor | | Paragraph 5 – indicates 1.01 statewide factor | |
| 6 | Carson City | 1.03 | Carson City | 1.05 |
| | Elko | 1.01 | Elko | 1.05 |
| | Fallon | 1.00 | Fallon | 1.00 |
| | Lincoln County | 1.02 | Lincoln County | 1.05 |
| | Nye County | 1.01 | Nye County | 1.03 |
| | Reno-Sparks | 1.00 | Reno-Sparks | 0.99 |
| | Lake Tahoe | 1.03 | Lake Tahoe | 1.05 |
| | Statewide | 1.01 | Statewide | 1.01 |
| | Las Vegas | 1.02 | Las Vegas | 1.05 |
| 7-15 | Calculations for each factor | | Calculations for each factor – updated | |
| 16 | Factor Area Roll Allocation | | Factor Area Roll Allocation – updated | |
| 17 | Statistical Analysis of the Roll 2018-19 | | Statistical Analysis of the Roll 2019-20 | |
| 18-53 | Marshall & Swift Local Multipliers | | Marshall & Swift Local Multipliers – updated | |
| 55-71 | Assessor's Approval/Objection Forms | | Assessor's Approval/Objection Forms – updated | |
| Note: All references to fiscal year throughout the document was changed to the current year. | | | | |



NEVADA DEPARTMENT OF TAXATION
Division of Local Government Services

2022-2023
IMPROVEMENT FACTOR
REPORT

2022-2023

Improvement Factor Report

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REPORT

2022-2023 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 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/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 of the county assessors have indicated their approval of the improvement factor for 2022-23.

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

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

For the 2022-23 tax cycle, the Department recommends that a statewide factor of 1.01 be applied to non-reappraised improvements. This is a statewide average supported by the source listed above. The factor represents building cost trends but does not include all applicable depreciation and obsolescence, which must be calculated at the local level. The factor is contained within the range of reasonable representations of cost changes. A statewide factor displays less volatility than regional factors while still maintaining values between the mandated range of 32% to 36% required by NRS 361.333 and improving uniformity among jurisdictions.

STUDY OF MARSHALL-SWIFT COSTING SERVICE COST MANUAL

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

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

The study of the Marshall-Swift Costing Service 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 2020 to January 1st of 2021, for each building type and applied to the regional change.

The resulting forty-nine factors are mathematically accurate, but unwieldy for assessors to apply, because it would require an individual analysis and data entry on each property to see which of the forty-nine factors is the most appropriate. To simplify the process, the Department weights the factors on the basis of the type of construction observed statewide. This reduces the number of factors to five for commercial and two for residential. A second weighting is applied, based on the relative total assessed value of commercial to residential properties reported in the Statistical Analysis of the Roll. This results in an overall weighted factor for commercial properties and an overall weighted factor for residential properties. These two are added to produce an improvement factor by region. The average of all the regions except Las Vegas produces a weighted statewide factor. The Summary Table on page 1 shows the regional weighted average factors, as well as the weighted statewide factor of 1.01.

These factors are produced based on data from January 1, 2020 to January 1, 2021 and applied to improvements for a lien date in July, 2022. 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, 2022 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 1.01.

**NEVADA DEPARTMENT OF TAXATION
2021 IMPROVEMENT FACTOR STUDY
2022-2023 PROPOSED IMPROVEMENT FACTORS**

COMPUTED FROM THE MARSHALL SWIFT RESIDENTIAL & COMMERCIAL MANUALS

| FACTOR AREA | ROUNDED FACTOR | RAW FACTOR | WEIGHT | FACTOR SHARE |
|--------------------|---------------------------|-----------------------|---------------|-------------------------|
| CARSON CITY | 1.05 | 1.052 | 14.1% | 0.1487 |
| ELKO | 1.05 | 1.050 | 7.3% | 0.0770 |
| FALLON | 1.00 | 1.001 | 8.2% | 0.0823 |
| LINCOLN COUNTY | 1.05 | 1.053 | 0.5% | 0.0050 |
| NYE COUNTY | 1.03 | 1.030 | 5.7% | 0.0586 |
| RENO - SPARKS | 0.99 | 0.990 | 57.0% | 0.5646 |
| LAKE TAHOE | 1.05 | 1.053 | 7.1% | 0.0747 |
| STATEWIDE | 1.01 | 1.051 | 100.0% | 1.0110 |
| LAS VEGAS | 1.05 | 1.050 | N/A | N/A |

NEVADA DEPARTMENT OF TAXATION
 2021 IMPROVEMENT FACTOR STUDY
 CARSON CITY IMPROVEMENT FACTOR COMPUTATION

| CONSTRUCTION TYPE | LOCAL MULTIPLIER 01/20 * | LOCAL MULTIPLIER 01/21 * | PRICE RELATIVE (01/20) / (01/21) (C / B) | COMPARATIVE COST MULTIPLIER 01/21>01/20 ** | 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 | 1.018 | 1.0089 | 0.040 | 0.0404 | | |
| B | 1.09 | 1.10 | 1.0092 | 1.029 | 1.0384 | 0.040 | 0.0415 | | |
| C | 1.09 | 1.11 | 1.0183 | 1.037 | 1.0560 | 0.500 | 0.5280 | | |
| D | 1.09 | 1.10 | 1.0092 | 1.040 | 1.0495 | 0.250 | 0.2624 | | |
| S | 1.13 | 1.14 | 1.0089 | 1.036 | 1.0452 | 0.170 | 0.1777 | | |
| ALL COMMERCIAL | | | | | | 1.000 | 1.0500 | 0.3842 | 0.4034 |
| RESIDENTIAL | | | | | | | | | |
| FRAME | 1.11 | 1.14 | 1.0270 | 1.025 | 1.0527 | 0.800 | 0.8422 | | |
| MASONRY | 1.12 | 1.15 | 1.0268 | 1.029 | 1.0566 | 0.200 | 0.2113 | | |
| ALL RESIDENTIAL | | | | | | 1.000 | 1.0535 | 0.6158 | 0.6487 |
| CARSON CITY COMPOSITE IMPROVEMENT FACTOR | | | | | | | | 1.0000 | 1.0521 |
| PROPOSED CARSON CITY IMPROVEMENT FACTOR | | | | | | | | | 1.0500 |
| WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR | | | | | | | | | 1.0100 |
| <p>* 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 **** 2019-20 STATISTICAL ANALYSIS OF THE TAX ROLL</p> | | | | | | | | | |

2021 IMPROVEMENT FACTOR STUDY
ELKO IMPROVEMENT FACTOR COMPUTATION

| CONSTRUCTION TYPE | LOCAL MULTIPLIER 01/20 * | LOCAL MULTIPLIER 01/21 * | PRICE RELATIVE (01/20) / (01/21) (C / B) | COMPARATIVE COST MULTIPLIER 01/21>01/20 ** | 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 | 1.14 | 1.0089 | 1.018 | 1.0270 | 0.040 | 0.0411 | | |
| B | 1.12 | 1.10 | 0.9821 | 1.029 | 1.0106 | 0.040 | 0.0404 | | |
| C | 1.11 | 1.12 | 1.0090 | 1.037 | 1.0463 | 0.500 | 0.5232 | | |
| D | 1.10 | 1.11 | 1.0091 | 1.040 | 1.0495 | 0.250 | 0.2624 | | |
| S | 1.15 | 1.16 | 1.0087 | 1.036 | 1.0450 | 0.170 | 0.1777 | | |
| ALL COMMERCIAL | | | | | | 1.000 | 1.0447 | 0.3747 | 0.3915 |
| RESIDENTIAL | | | | | | | | | |
| FRAME | 1.10 | 1.13 | 1.0273 | 1.025 | 1.0530 | 0.800 | 0.8424 | | |
| MASONRY | 1.11 | 1.14 | 1.0270 | 1.029 | 1.0568 | 0.200 | 0.2114 | | |
| ALL RESIDENTIAL | | | | | | 1.000 | 1.0537 | 0.6253 | 0.6589 |
| ELKO COMPOSITE IMPROVEMENT FACTOR | | | | | | | | 1.0000 | 1.0503 |
| PROPOSED ELKO IMPROVEMENT FACTOR | | | | | | | | | 1.0500 |
| WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR | | | | | | | | | 1.0100 |
| <p>* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & 9 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7</p> <p>** MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & 6 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12</p> <p>*** BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR</p> <p>**** 2019-20 STATISTICAL ANALYSIS OF THE TAX ROLL</p> | | | | | | | | | |

2021 IMPROVEMENT FACTOR STUDY
FALLON IMPROVEMENT FACTOR COMPUTATION

| CONSTRUCTION TYPE | LOCAL MULTIPLIER 01/20 * | LOCAL MULTIPLIER 01/21 * | PRICE RELATIVE (01/20) / (01/21) (C / B) | COMPARATIVE COST MULTIPLIER 01/21>01/20 ** | CONSTRUCTION TYPE FACTOR (D * E) | PERCENTAGE OF CONSTRUCTION TYPE *** | WEIGHTED FACTOR (F * G) | - PERCENTAGE OF TAX ROLL, **** | WEIGHTED FACTOR (I * H) |
|--|-----------------------------|-----------------------------|--|---|-------------------------------------|-------------------------------------|----------------------------|-----------------------------------|----------------------------|
| COMMERCIAL | | | | | | | | | |
| A | 1.04 | 1.02 | 0.9808 | 1.018 | 0.9984 | 0.040 | 0.0399 | | |
| B | 1.00 | 0.99 | 0.9900 | 1.029 | 1.0187 | 0.040 | 0.0407 | | |
| C | 1.02 | 0.99 | 0.9706 | 1.037 | 1.0065 | 0.500 | 0.5033 | | |
| D | 1.00 | 0.98 | 0.9800 | 1.040 | 1.0192 | 0.250 | 0.2548 | | |
| S | 1.04 | 1.02 | 0.9808 | 1.036 | 1.0161 | 0.170 | 0.1727 | | |
| ALL COMMERCIAL | | | | | | 1.000 | 1.0115 | 0.2392 | 0.2420 |
| RESIDENTIAL | | | | | | | | | |
| FRAME | 1.01 | 0.98 | 0.9703 | 1.025 | 0.9946 | 0.800 | 0.7956 | | |
| MASONRY | 1.03 | 1.01 | 0.9806 | 1.029 | 1.0090 | 0.200 | 0.2018 | | |
| ALL RESIDENTIAL | | | | | | 1.000 | 0.9974 | 0.7608 | 0.7588 |
| FALLON COMPOSITE IMPROVEMENT FACTOR | | | | | | | | 1.0000 | 1.0008 |
| PROPOSED FALLON IMPROVEMENT FACTOR | | | | | | | | | 1.0000 |
| WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR | | | | | | | | | 1.0100 |

* 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
**** 2019-20 STATISTICAL ANALYSIS OF THE TAX ROLL

2021 IMPROVEMENT FACTOR STUDY
LAS VEGAS IMPROVEMENT FACTOR COMPUTATION

| CONSTRUCTION TYPE | LOCAL MULTIPLIER 01/20 * | LOCAL MULTIPLIER 01/21 * | PRICE RELATIVE (01/20) / (01/21) (C / B) | COMPARATIVE COST MULTIPLIER 01/21>01/20 ** | 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 | 1.13 | 1.0000 | 1.018 | 1.0180 | 0.040 | 0.0407 | | |
| B | 1.12 | 1.13 | 1.0089 | 1.029 | 1.0382 | 0.040 | 0.0415 | | |
| C | 1.13 | 1.14 | 1.0089 | 1.037 | 1.0462 | 0.500 | 0.5231 | | |
| D | 1.15 | 1.16 | 1.0087 | 1.040 | 1.0490 | 0.250 | 0.2623 | | |
| S | 1.14 | 1.15 | 1.0088 | 1.036 | 1.0451 | 0.170 | 0.1777 | | |
| ALL COMMERCIAL | | | | | | 1.000 | 1.0453 | 0.3260 | 0.3408 |
| RESIDENTIAL | | | | | | | | | |
| FRAME | 1.15 | 1.18 | 1.0261 | 1.025 | 1.0517 | 0.800 | 0.8414 | | |
| MASONRY | 1.11 | 1.14 | 1.0270 | 1.029 | 1.0568 | 0.200 | 0.2114 | | |
| ALL RESIDENTIAL | | | | | | 1.000 | 1.0528 | 0.6740 | 0.7095 |
| LAS VEGAS COMPOSITE IMPROVEMENT FACTOR | | | | | | | | 1.0000 | 1.0503 |
| PROPOSED LAS VEGAS IMPROVEMENT FACTOR | | | | | | | | | 1.0500 |
| WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR | | | | | | | | | 1.0100 |
| <p>* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & 9 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7</p> <p>** MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & 6 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12</p> <p>*** BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR</p> <p>**** 2019-20 STATISTICAL ANALYSIS OF THE TAX ROLL</p> | | | | | | | | | |

2021 IMPROVEMENT FACTOR STUDY
LINCOLN COUNTY IMPROVEMENT FACTOR COMPUTATION

| CONSTRUCTION TYPE | LOCAL MULTIPLIER 01/20 * | LOCAL MULTIPLIER 01/21 * | PRICE RELATIVE (01/20) / (01/21) (C / B) | COMPARATIVE COST MULTIPLIER 01/21>01/20 ** | CONSTRUCTION TYPE FACTOR (D * E) | PERCENTAGE OF CONSTRUCTION TYPE *** | WEIGHTED FACTOR (F * G) | - PERCENTAGE OF TAX ROLL, **** | WEIGHTED FACTOR (I * H) |
|--|-----------------------------|-----------------------------|--|---|-------------------------------------|-------------------------------------|----------------------------|-----------------------------------|----------------------------|
| COMMERCIAL | | | | | | | | | |
| A | 1.03 | 1.03 | 1.0000 | 1.018 | 1.0180 | 0.040 | 0.0407 | | |
| B | 1.03 | 1.04 | 1.0097 | 1.029 | 1.0390 | 0.040 | 0.0416 | | |
| C | 1.05 | 1.06 | 1.0095 | 1.037 | 1.0469 | 0.500 | 0.5234 | | |
| D | 1.05 | 1.07 | 1.0190 | 1.040 | 1.0598 | 0.250 | 0.2650 | | |
| S | 1.03 | 1.05 | 1.0194 | 1.036 | 1.0561 | 0.170 | 0.1795 | | |
| ALL COMMERCIAL | | | | | | 1.000 | 1.0502 | 0.4221 | 0.4432 |
| RESIDENTIAL | | | | | | | | | |
| FRAME | 1.06 | 1.09 | 1.0283 | 1.025 | 1.0540 | 0.800 | 0.8432 | | |
| MASONRY | 1.04 | 1.07 | 1.0288 | 1.029 | 1.0587 | 0.200 | 0.2117 | | |
| ALL RESIDENTIAL | | | | | | 1.000 | 1.0549 | 0.5779 | 0.6097 |
| LINCOLN COUNTY COMPOSITE IMPROVEMENT FACTOR | | | | | | | | 1.0000 | 1.0529 |
| PROPOSED LINCOLN COUNTY IMPROVEMENT FACTOR | | | | | | | | | 1.0500 |
| WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR | | | | | | | | | 1.0100 |

* 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
**** 2019-20 STATISTICAL ANALYSIS OF THE TAX ROLL

2021 IMPROVEMENT FACTOR STUDY
NYE COUNTY IMPROVEMENT FACTOR COMPUTATION

| CONSTRUCTION TYPE | LOCAL MULTIPLIER 01/20 * | LOCAL MULTIPLIER 01/21 * | PRICE RELATIVE (01/20) / (01/21) (C / B) | COMPARATIVE COST MULTIPLIER 01/21>01/20 ** | CONSTRUCTION TYPE FACTOR (D * E) | PERCENTAGE OF CONSTRUCTION TYPE *** | WEIGHTED FACTOR (F * G) | - PERCENTAGE OF TAX ROLL, **** | WEIGHTED FACTOR (I * H) |
|--|-----------------------------|-----------------------------|--|---|-------------------------------------|-------------------------------------|----------------------------|-----------------------------------|----------------------------|
| COMMERCIAL | | | | | | | | | |
| A | 0.96 | 0.96 | 1.0000 | 1.018 | 1.0180 | 0.040 | 0.0407 | | |
| B | 0.94 | 0.94 | 1.0000 | 1.029 | 1.0290 | 0.040 | 0.0412 | | |
| C | 0.92 | 0.92 | 1.0000 | 1.037 | 1.0370 | 0.500 | 0.5185 | | |
| D | 0.89 | 0.89 | 1.0000 | 1.040 | 1.0400 | 0.250 | 0.2600 | | |
| S | 0.96 | 0.96 | 1.0000 | 1.036 | 1.0360 | 0.170 | 0.1761 | | |
| ALL COMMERCIAL | | | | | | 1.000 | 1.0365 | 0.2075 | 0.2151 |
| RESIDENTIAL | | | | | | | | | |
| FRAME | 0.90 | 0.90 | 1.0000 | 1.025 | 1.0250 | 0.800 | 0.8200 | | |
| MASONRY | 0.92 | 0.93 | 1.0109 | 1.029 | 1.0402 | 0.200 | 0.2080 | | |
| ALL RESIDENTIAL | | | | | | 1.000 | 1.0280 | 0.7925 | 0.8147 |
| NYE COUNTY COMPOSITE IMPROVEMENT FACTOR | | | | | | | | 1.0000 | 1.0298 |
| PROPOSED NYE COUNTY IMPROVEMENT FACTOR | | | | | | | | | 1.0300 |
| WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR | | | | | | | | | 1.0100 |
| <p>* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & 9 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7</p> <p>** MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & 6 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12</p> <p>*** BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR</p> <p>**** 2019-20 STATISTICAL ANALYSIS OF THE TAX ROLL</p> | | | | | | | | | |

2021 IMPROVEMENT FACTOR STUDY
RENO - SPARKS IMPROVEMENT FACTOR COMPUTATION

| CONSTRUCTION TYPE | LOCAL MULTIPLIER 01/20 * | LOCAL MULTIPLIER 01/21 * | PRICE RELATIVE (01/20) / (01/21) (C / B) | COMPARATIVE COST MULTIPLIER 01/21>01/20 ** | 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 | 1.09 | 0.9732 | 1.018 | 0.9907 | 0.040 | 0.0396 | | |
| B | 1.07 | 1.05 | 0.9813 | 1.029 | 1.0098 | 0.040 | 0.0404 | | |
| C | 1.07 | 1.02 | 0.9577 | 1.037 | 0.9932 | 0.500 | 0.4966 | | |
| D | 1.04 | 0.99 | 0.9519 | 1.040 | 0.9900 | 0.250 | 0.2475 | | |
| S | 1.10 | 1.06 | 0.9636 | 1.036 | 0.9983 | 0.170 | 0.1697 | | |
| ALL COMMERCIAL | | | | | | 1.000 | 0.9938 | 0.3018 | 0.3000 |
| RESIDENTIAL | | | | | | | | | |
| FRAME | 1.05 | 1.01 | 0.9619 | 1.025 | 0.9860 | 0.800 | 0.7888 | | |
| MASONRY | 1.09 | 1.05 | 0.9677 | 1.029 | 0.9958 | 0.200 | 0.1992 | | |
| ALL RESIDENTIAL | | | | | | 1.000 | 0.9879 | 0.6982 | 0.6897 |
| RENO - SPARKS COMPOSITE IMPROVEMENT FACTOR | | | | | | | | 1.0000 | 0.9897 |
| PROPOSED RENO - SPARKS IMPROVEMENT FACTOR | | | | | | | | | 0.9900 |
| WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR | | | | | | | | | 1.0100 |
| <p>* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & 9 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7</p> <p>** MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & 6 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12</p> <p>*** BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR</p> <p>**** 2019-20 STATISTICAL ANALYSIS OF THE TAX ROLL</p> | | | | | | | | | |

2021 IMPROVEMENT FACTOR STUDY
LAKE TAHOE IMPROVEMENT FACTOR COMPUTATION

| CONSTRUCTION TYPE | LOCAL MULTIPLIER 01/20 * | LOCAL MULTIPLIER 01/21 * | PRICE RELATIVE (01/20) / (01/21) (C / B) | COMPARATIVE COST MULTIPLIER 01/21>01/20 ** | CONSTRUCTION TYPE FACTOR (D * E) | PERCENTAGE OF CONSTRUCTION TYPE *** | WEIGHTED FACTOR (F * G) | - PERCENTAGE OF TAX ROLL, **** | WEIGHTED FACTOR (I * H) |
|------------------------|-----------------------------|-----------------------------|--|---|-------------------------------------|-------------------------------------|----------------------------|-----------------------------------|----------------------------|
| COMMERCIAL | | | | | | | | | |
| A | 1.24 | 1.23 | 0.9919 | 1.018 | 1.0098 | 0.040 | 0.0404 | | |
| B | 1.23 | 1.23 | 1.0000 | 1.029 | 1.0290 | 0.040 | 0.0412 | | |
| C | 1.21 | 1.26 | 1.0456 | 1.037 | 1.0843 | 0.500 | 0.5422 | | |
| D | 1.24 | 1.26 | 1.0161 | 1.040 | 1.0568 | 0.250 | 0.2642 | | |
| S | 1.26 | 1.27 | 1.0079 | 1.036 | 1.0442 | 0.170 | 0.1775 | | |
| ALL COMMERCIAL | | | | | | 1.000 | 1.0654 | 0.2692 | 0.2869 |
| RESIDENTIAL | | | | | | | | | |
| FRAME | 1.27 | 1.30 | 1.0236 | 1.025 | 1.0492 | 0.800 | 0.8394 | | |
| MASONRY | 1.29 | 1.31 | 1.0155 | 1.029 | 1.0450 | 0.200 | 0.2090 | | |
| ALL RESIDENTIAL | | | | | | 1.000 | 1.0484 | 0.7308 | 0.7661 |
| | | | | | | | | 1.0000 | 1.0530 |
| | | | | | | | | | 1.0500 |
| | | | | | | | | | 1.0100 |

* 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
**** 2019-20 STATISTICAL ANALYSIS OF THE TAX ROLL

2021 IMPROVEMENT FACTOR STUDY
STATEWIDE IMPROVEMENT FACTOR COMPUTATION

| CONSTRUCTION TYPE | LOCAL MULTIPLIER 01/20 * | LOCAL MULTIPLIER 01/21 * | PRICE RELATIVE (01/20) / (01/21) (C / B) | COMPARATIVE COST MULTIPLIER 01/21>01/20 ** | 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 | 1.11 | 0.9823 | 1.018 | 1.0000 | 0.040 | 0.0400 | | |
| B | 1.10 | 1.10 | 1.0000 | 1.029 | 1.0290 | 0.040 | 0.0412 | | |
| C | 1.10 | 1.11 | 1.0091 | 1.037 | 1.0464 | 0.500 | 0.5232 | | |
| D | 1.09 | 1.10 | 1.0092 | 1.040 | 1.0495 | 0.250 | 0.2624 | | |
| S | 1.13 | 1.14 | 1.0089 | 1.036 | 1.0452 | 0.170 | 0.1777 | | |
| ALL COMMERCIAL | | | | | | 1.000 | 1.0444 | 0.3066 | 0.3202 |
| RESIDENTIAL | | | | | | | | | |
| FRAME | 1.11 | 1.14 | 1.0270 | 1.025 | 1.0527 | 0.800 | 0.8422 | | |
| MASONRY | 1.12 | 1.15 | 1.0268 | 1.029 | 1.0566 | 0.200 | 0.2113 | | |
| ALL RESIDENTIAL | | | | | | 1.000 | 1.0535 | 0.6934 | 0.7305 |
| | | | | | | | | 1.0000 | 1.0507 |
| | | | | | | | | | 1.0500 |
| | | | | | | | | | 1.0100 |

PROPOSED STATEWIDE IMPROVEMENT FACTOR
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR

* 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
**** 2019-20 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
2021 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% | 426,844,825 | 767,316,637 | 1,194,161,462 | 35.7% | 64.3% | 5.7% |
| | DOUGLAS | 68.00% | 271,429,502 | 966,879,119 | 1,238,308,621 | 21.9% | 78.1% | 5.9% |
| | STOREY | 100.00% | 433,163,577 | 79,255,560 | 512,419,137 | 84.5% | 15.5% | 2.5% |
| AREA TOTAL | | | 1,131,437,904 | 1,813,451,316 | 2,944,889,220 | 38.4% | 61.6% | 14.1% |
| ELKO | ELKO | 100.00% | 382,121,115 | 698,049,446 | 1,080,170,561 | 35.4% | 64.6% | 5.2% |
| | EUREKA | 100.00% | 57,809,729 | 16,667,159 | 74,476,888 | 77.6% | 22.4% | 0.4% |
| | HUMBOLDT | 100.00% | 110,631,876 | 183,732,630 | 294,364,506 | 37.6% | 62.4% | 1.4% |
| | LANDER | 100.00% | 21,732,055 | 56,505,861 | 78,237,916 | 27.8% | 72.2% | 0.4% |
| AREA TOTAL | | | 572,294,775 | 954,955,096 | 1,527,249,871 | 37.5% | 62.5% | 7.3% |
| FALLON | CHURCHILL | 100.00% | 106,744,886 | 306,492,817 | 413,237,703 | 25.8% | 74.2% | 2.0% |
| | LYON | 100.00% | 262,436,046 | 926,748,458 | 1,189,184,504 | 22.1% | 77.9% | 5.7% |
| | MINERAL | 100.00% | 22,136,105 | 29,343,165 | 51,479,270 | 43.0% | 57.0% | 0.2% |
| | PERSHING | 100.00% | 18,793,494 | 41,715,429 | 60,508,923 | 31.1% | 68.9% | 0.3% |
| AREA TOTAL | | | 410,110,531 | 1,304,299,869 | 1,714,410,400 | 23.9% | 76.1% | 8.2% |
| LAS VEGAS | CLARK | 100.00% | 20,785,297,035 | 42,965,217,232 | 63,750,514,267 | 32.6% | 67.4% | N/A |
| LINCOLN COUNTY | LINCOLN | 100.00% | 42,131,282 | 57,693,186 | 99,824,468 | 42.2% | 57.8% | 0.5% |
| | WHITE PINE | 100.00% | 123,075,998 | 79,945,177 | 203,021,175 | 60.6% | 39.4% | 1.0% |
| AREA TOTAL | | | 165,207,280 | 137,638,363 | 302,845,643 | 54.6% | 45.4% | 1.5% |
| NYE COUNTY | ESMERALDA | 100.00% | 3,492,681 | 8,281,662 | 11,774,343 | 29.7% | 70.3% | 0.1% |
| | NYE | 100.00% | 242,518,986 | 931,036,496 | 1,173,555,482 | 20.7% | 79.3% | 5.6% |
| AREA TOTAL | | | 246,011,667 | 939,318,158 | 1,185,329,825 | 20.8% | 79.2% | 5.7% |
| RENO - SPARKS | WASHOE | 93.00% | 3,587,882,155 | 8,299,129,828 | 11,887,011,983 | 30.2% | 69.8% | 57.0% |
| LAKE TAHOE | DOUGLAS | 32.00% | 127,731,531 | 455,001,939 | 582,733,470 | 21.9% | 78.1% | 2.8% |
| | WASHOE | 7.00% | 270,055,646 | 624,665,686 | 894,721,332 | 30.2% | 69.8% | 4.3% |
| AREA TOTAL | | | 397,787,177 | 1,079,667,625 | 1,477,454,802 | 26.9% | 73.1% | 7.1% |
| STATEWIDE | TOTALS | 100.00% | 27,296,028,524 | 57,493,677,487 | 84,789,706,011 | 32.2% | 67.8% | 100.0% |
| | CLARK | -75.19% | (20,785,297,035) | (42,965,217,232) | (63,750,514,267) | 32.6% | 67.4% | 100.0% |
| ALL AREAS EXCEPT LAS VEGAS | | 24.81% | 6,387,655,491 | 14,448,515,078 | 20,836,170,569 | 30.7% | 69.3% | 100.0% |

NEVADA DEPARTMENT OF TAXATION
2021 IMPROVEMENT FACTOR STUDY
STATISTICAL ANALYSIS OF THE TAX ROLL 2019-20

| COUNTY | COMMERCIAL / INDUSTRIAL | | | RESIDENTIAL | | | ALL PROPERTY | | |
|-------------|-------------------------|---------------|----------------|----------------|---------------|----------------|----------------|------------|-------------|
| | COMMERCIAL | INDUSTRIAL | TOTAL VALUE | SINGLE FAMILY | MULTI-FAMILY | TOTAL VALUE | TOTAL VALUE | COMMERCIAL | RESIDENTIAL |
| CARSON CITY | 366,146,767 | 60,698,058 | 426,844,825 | 675,462,973 | 91,853,664 | 767,316,637 | 1,194,161,462 | 35.7% | 64.3% |
| CHURCHILL | 90,459,849 | 16,285,037 | 106,744,886 | 281,133,236 | 25,359,581 | 306,492,817 | 413,237,703 | 25.8% | 74.2% |
| CLARK | 18,543,537,436 | 2,241,759,599 | 20,785,297,035 | 39,857,587,810 | 3,107,629,422 | 42,965,217,232 | 63,750,514,267 | 32.6% | 67.4% |
| DOUGLAS | 317,010,660 | 82,150,373 | 399,161,033 | 1,288,238,085 | 133,642,973 | 1,421,881,058 | 1,821,042,091 | 21.9% | 78.1% |
| ELKO | 310,545,772 | 71,575,343 | 382,121,115 | 622,718,476 | 75,330,970 | 698,049,446 | 1,080,170,561 | 35.4% | 64.6% |
| ESMERALDA | 3,465,232 | 27,449 | 3,492,681 | 6,223,508 | 2,058,154 | 8,281,662 | 11,774,343 | 29.7% | 70.3% |
| EUREKA | 26,979,435 | 30,830,294 | 57,809,729 | 13,346,344 | 3,320,815 | 16,667,159 | 74,476,888 | 77.6% | 22.4% |
| HUMBOLDT | 95,653,806 | 14,978,070 | 110,631,876 | 166,527,246 | 17,205,384 | 183,732,630 | 294,364,506 | 37.6% | 62.4% |
| LANDER | 17,809,242 | 3,922,813 | 21,732,055 | 51,735,314 | 4,770,547 | 56,505,861 | 78,237,916 | 27.8% | 72.2% |
| LINCOLN | 24,606,309 | 17,524,973 | 42,131,282 | 53,150,779 | 4,542,407 | 57,693,186 | 99,824,468 | 42.2% | 57.8% |
| LYON | 117,330,785 | 145,105,261 | 262,436,046 | 880,365,034 | 46,383,424 | 926,748,458 | 1,189,184,504 | 22.1% | 77.9% |
| MINERAL | 17,688,788 | 4,447,317 | 22,136,105 | 26,420,607 | 2,922,558 | 29,343,165 | 51,479,270 | 43.0% | 57.0% |
| NYE | 232,481,346 | 10,037,640 | 242,518,986 | 849,501,164 | 81,535,332 | 931,036,496 | 1,173,555,482 | 20.7% | 79.3% |
| PERSHING | 15,769,297 | 3,024,197 | 18,793,494 | 36,482,218 | 5,233,211 | 41,715,429 | 60,508,923 | 31.1% | 68.9% |
| STOREY | 20,471,703 | 412,691,874 | 433,163,577 | 75,603,086 | 3,652,474 | 79,255,560 | 512,419,137 | 84.5% | 15.5% |
| WASHOE | 2,805,701,571 | 1,052,236,230 | 3,857,937,801 | 8,113,917,984 | 809,877,530 | 8,923,795,514 | 12,781,733,315 | 30.2% | 69.8% |
| WHITE PINE | 90,118,218 | 32,957,780 | 123,075,998 | 73,834,710 | 6,110,467 | 79,945,177 | 203,021,175 | 60.6% | 39.4% |
| TOTALS | 23,095,776,216 | 4,200,252,308 | 27,296,028,524 | 53,072,248,574 | 4,421,428,913 | 57,493,677,487 | 84,789,706,011 | 32.2% | 67.8% |

NEVADA DEPARTMENT OF TAXATION
2021 IMPROVEMENT FACTOR STUDY
CARSON CITY

MARSHALL & SWIFT LOCAL MULTIPLIERS

| M&S MANUAL YEAR | COMMERCIAL 99-8 | | | | | RESIDENTIAL F-7 | |
|-----------------------|-----------------|--------------|---------------|---------------|---------------|-----------------|----------------|
| | 4% A TYPE | 4% B TYPE | 50% C TYPE | 25% D TYPE | 17% S TYPE | 80% FRAME | 20% MASONRY |
| | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR |
| 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 |
| 1988 | 1.10 | 1.09 | 1.08 | 1.08 | 1.08 | 1.07 | 1.08 |
| 1987 | 1.10 | 1.09 | 1.08 | 1.07 | 1.08 | 1.07 | 1.08 |
| 1986 | 1.09 | 1.09 | 1.08 | 1.07 | 1.07 | 1.07 | 1.08 |
| 1985 | 1.08 | 1.08 | 1.07 | 1.06 | 1.07 | 1.05 | 1.06 |

NEVADA DEPARTMENT OF TAXATION
2021 IMPROVEMENT FACTOR STUDY
CARSON CITY

MARSHALL & SWIFT COMPARATIVE COST MULTIPLIER -- SOUTHWEST AVERAGE

| M&S MANUAL YEAR | COMMERCIAL 98-5 | | | | | RESIDENTIAL F-12 3rd QTR | |
|-----------------------|-----------------|--------------|---------------|---------------|---------------|--------------------------|----------------|
| | 4% A TYPE | 4% B TYPE | 50% C TYPE | 25% D TYPE | 17% S TYPE | 80% FRAME | 20% MASONRY |
| | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR |
| 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 |
| 1988 | 1.012 | 1.012 | 1.011 | 1.012 | 1.012 | 1.004 | 1.007 |
| 1987 | 1.002 | 1.001 | 1.001 | 1.001 | 1.004 | 1.021 | 1.018 |
| 1986 | 1.017 | 1.019 | 1.018 | 1.018 | 1.017 | 1.016 | 1.019 |
| 1985 | 1.014 | 1.016 | 1.023 | 1.029 | 1.013 | 1.086 | 1.071 |

NEVADA DEPARTMENT OF TAXATION
2021 IMPROVEMENT FACTOR STUDY
CARSON CITY

WEIGHTED COMPOSITE CONSTRUCTION TYPE MULTIPLIER

| FISCAL YEAR | COMMERCIAL | | | | | | RESIDENTIAL | | |
|-------------|------------------------|------------------------|-------------------------|-------------------------|-------------------------|-----------------------------|------------------------|--------------------------|-----------------------------|
| | 4% A TYPE FACTOR | 4% B TYPE FACTOR | 50% C TYPE FACTOR | 25% D TYPE FACTOR | 17% S TYPE FACTOR | 100% COMPOSITE FACTOR | 80% FRAME FACTOR | 20% MASONRY FACTOR | 100% COMPOSITE FACTOR |
| 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 |
| 1989-90 | 0.040480 | 0.040480 | 0.505500 | 0.255364 | 0.172040 | 1.013864 | 0.803200 | 0.201400 | 1.004600 |
| 1988-89 | 0.040448 | 0.040040 | 0.500500 | 0.250250 | 0.172275 | 1.003513 | 0.816800 | 0.203600 | 1.020400 |
| 1987-88 | 0.041057 | 0.041137 | 0.513757 | 0.256901 | 0.172890 | 1.025742 | 0.828282 | 0.207645 | 1.035927 |
| 1986-87 | 0.040939 | 0.041020 | 0.516325 | 0.259700 | 0.172210 | 1.030194 | 0.868800 | 0.214200 | 1.083000 |

NEVADA DEPARTMENT OF TAXATION
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CARSON CITY

NET COMPOSITE IMPROVEMENT FACTORS

| FISCAL YEAR | COMMERCIAL | | | RESIDENTIAL | | | NET FACTOR |
|-------------|------------------|---------------------|-----------------|------------------|---------------------|-----------------|------------|
| | COMPOSITE FACTOR | PERCENT OF TAX ROLL | WEIGHTED FACTOR | COMPOSITE FACTOR | PERCENT OF TAX ROLL | WEIGHTED FACTOR | |
| 2022-23 | 1.049972 | 0.3842039 | 0.403403 | 1.053475 | 0.6157961 | 0.648726 | 1.052129 |
| 2021-22 | 1.028963 | 0.3842039 | 0.395332 | 1.030867 | 0.6157961 | 0.634804 | 1.030135 |
| 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 |
| 1989-90 | 1.013864 | 0.3446225 | 0.349401 | 1.004600 | 0.6553775 | 0.658392 | 1.007793 |
| 1988-89 | 1.003513 | 0.3446225 | 0.345833 | 1.020400 | 0.6553775 | 0.668747 | 1.014580 |
| 1987-88 | 1.025742 | 0.3446225 | 0.353494 | 1.035927 | 0.6553775 | 0.678923 | 1.032417 |
| 1986-87 | 1.030194 | 0.3446225 | 0.355028 | 1.083000 | 0.6553775 | 0.709774 | 1.064802 |

NEVADA DEPARTMENT OF TAXATION
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MARSHALL & SWIFT LOCAL MULTIPLIERS

| M&S MANUAL YEAR | COMMERCIAL 99-8 | | | | | RESIDENTIAL F-7 | |
|-----------------------|-----------------|--------------|---------------|---------------|---------------|-----------------|----------------|
| | 4% A TYPE | 4% B TYPE | 50% C TYPE | 25% D TYPE | 17% S TYPE | 80% FRAME | 20% MASONRY |
| | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR |
| 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 |
| 1988 | 1.04 | 1.04 | 1.03 | 1.02 | 1.02 | 1.01 | 1.02 |
| 1987 | 1.04 | 1.04 | 1.03 | 1.02 | 1.02 | 1.02 | 1.03 |
| 1986 | 1.04 | 1.04 | 1.03 | 1.02 | 1.02 | 1.03 | 1.04 |
| 1985 | 1.05 | 1.05 | 1.03 | 1.02 | 1.03 | 1.03 | 1.04 |

NEVADA DEPARTMENT OF TAXATION
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MARSHALL & SWIFT COMPARATIVE COST MULTIPLIER -- SOUTHWEST AVERAGE

| M&S MANUAL YEAR | COMMERCIAL 98-5 | | | | | RESIDENTIAL F-12 3rd QTR | |
|-----------------------|-----------------|--------------|---------------|---------------|---------------|--------------------------|----------------|
| | 4% A TYPE | 4% B TYPE | 50% C TYPE | 25% D TYPE | 17% S TYPE | 80% FRAME | 20% MASONRY |
| | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR |
| 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 |
| 1988 | 1.012 | 1.012 | 1.011 | 1.012 | 1.012 | 1.004 | 1.007 |
| 1987 | 1.002 | 1.001 | 1.001 | 1.001 | 1.004 | 1.021 | 1.018 |
| 1986 | 1.017 | 1.019 | 1.018 | 1.018 | 1.017 | 1.016 | 1.019 |
| 1985 | 1.014 | 1.016 | 1.023 | 1.029 | 1.013 | 1.086 | 1.071 |

NEVADA DEPARTMENT OF TAXATION
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WEIGHTED COMPOSITE CONSTRUCTION TYPE MULTIPLIER

| FISCAL YEAR | COMMERCIAL | | | | | RESIDENTIAL | | | |
|-------------|------------------------|------------------------|-------------------------|-------------------------|-------------------------|-----------------------------|------------------------|--------------------------|-----------------------------|
| | 4% A TYPE FACTOR | 4% B TYPE FACTOR | 50% C TYPE FACTOR | 25% D TYPE FACTOR | 17% S TYPE FACTOR | 100% COMPOSITE FACTOR | 80% FRAME FACTOR | 20% MASONRY FACTOR | 100% COMPOSITE FACTOR |
| 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 |
| 1989-90 | 0.040480 | 0.040480 | 0.505500 | 0.253000 | 0.172040 | 1.011500 | 0.795325 | 0.199445 | 0.994770 |
| 1988-89 | 0.040080 | 0.040040 | 0.500500 | 0.250250 | 0.170680 | 1.001550 | 0.808870 | 0.201642 | 1.010512 |
| 1987-88 | 0.040293 | 0.040372 | 0.509000 | 0.254500 | 0.171211 | 1.015376 | 0.812800 | 0.203800 | 1.016600 |
| 1986-87 | 0.040950 | 0.041031 | 0.516515 | 0.262395 | 0.172210 | 1.033100 | 0.877318 | 0.216280 | 1.093597 |

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NET COMPOSITE IMPROVEMENT FACTORS

| FISCAL YEAR | COMMERCIAL | | | RESIDENTIAL | | | NET FACTOR |
|-------------|------------------|---------------------|-----------------|------------------|---------------------|-----------------|------------|
| | COMPOSITE FACTOR | PERCENT OF TAX ROLL | WEIGHTED FACTOR | COMPOSITE FACTOR | PERCENT OF TAX ROLL | WEIGHTED FACTOR | |
| 2022-23 | 1.044692 | 0.3747224 | 0.391469 | 1.053726 | 0.6252776 | 0.658871 | 1.050340 |
| 2021-22 | 1.016190 | 0.3747224 | 0.380789 | 1.001200 | 0.6252776 | 0.626028 | 1.006817 |
| 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 |
| 1989-90 | 1.011500 | 0.4263564 | 0.431260 | 0.994770 | 0.5736436 | 0.570643 | 1.001903 |
| 1988-89 | 1.001550 | 0.4263564 | 0.427017 | 1.010512 | 0.5736436 | 0.579674 | 1.006691 |
| 1987-88 | 1.015376 | 0.4263564 | 0.432912 | 1.016600 | 0.5736436 | 0.583166 | 1.016078 |
| 1986-87 | 1.033100 | 0.4263564 | 0.440469 | 1.093597 | 0.5736436 | 0.627335 | 1.067804 |

NEVADA DEPARTMENT OF TAXATION
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MARSHALL & SWIFT LOCAL MULTIPLIERS

| M&S MANUAL YEAR | COMMERCIAL 99-8 | | | | | RESIDENTIAL F-7 | |
|-----------------------|-----------------|--------------|---------------|---------------|---------------|-----------------|----------------|
| | 4% A TYPE | 4% B TYPE | 50% C TYPE | 25% D TYPE | 17% S TYPE | 80% FRAME | 20% MASONRY |
| | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR |
| 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 |
| 1988 | 1.04 | 1.03 | 1.03 | 1.02 | 1.03 | 1.02 | 1.03 |
| 1987 | 1.10 | 1.09 | 1.08 | 1.07 | 1.08 | 1.07 | 1.08 |
| 1986 | 1.09 | 1.09 | 1.08 | 1.07 | 1.07 | 1.07 | 1.08 |
| 1985 | 1.08 | 1.08 | 1.07 | 1.06 | 1.07 | 1.05 | 1.06 |

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MARSHALL & SWIFT COMPARATIVE COST MULTIPLIER -- SOUTHWEST AVERAGE

| M&S MANUAL YEAR | COMMERCIAL 98-5 | | | | | RESIDENTIAL F-12 3rd QTR | |
|-----------------------|-----------------|--------------|---------------|---------------|---------------|--------------------------|----------------|
| | 4% A TYPE | 4% B TYPE | 50% C TYPE | 25% D TYPE | 17% S TYPE | 80% FRAME | 20% MASONRY |
| | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR |
| 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 |
| 1988 | 1.012 | 1.012 | 1.011 | 1.012 | 1.012 | 1.004 | 1.007 |
| 1987 | 1.002 | 1.001 | 1.001 | 1.001 | 1.004 | 1.021 | 1.018 |
| 1986 | 1.017 | 1.019 | 1.018 | 1.018 | 1.017 | 1.016 | 1.019 |
| 1985 | 1.014 | 1.016 | 1.023 | 1.029 | 1.013 | 1.086 | 1.071 |

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WEIGHTED COMPOSITE CONSTRUCTION TYPE MULTIPLIER

| FISCAL YEAR | COMMERCIAL | | | | | | RESIDENTIAL | | |
|-------------|------------------------|------------------------|-------------------------|-------------------------|-------------------------|-----------------------------|------------------------|--------------------------|-----------------------------|
| | 4% A TYPE FACTOR | 4% B TYPE FACTOR | 50% C TYPE FACTOR | 25% D TYPE FACTOR | 17% S TYPE FACTOR | 100% COMPOSITE FACTOR | 80% FRAME FACTOR | 20% MASONRY FACTOR | 100% COMPOSITE FACTOR |
| 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 |
| 1989-90 | 0.038272 | 0.038252 | 0.482097 | 0.241178 | 0.164075 | 0.963874 | 0.765667 | 0.192076 | 0.957743 |
| 1988-89 | 0.040448 | 0.040040 | 0.500500 | 0.250250 | 0.172275 | 1.003513 | 0.816800 | 0.203600 | 1.020400 |
| 1987-88 | 0.041057 | 0.041137 | 0.513757 | 0.256901 | 0.172890 | 1.025742 | 0.828282 | 0.207645 | 1.035927 |
| 1986-87 | 0.040939 | 0.041020 | 0.516325 | 0.259700 | 0.172210 | 1.030194 | 0.868800 | 0.214200 | 1.083000 |

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NET COMPOSITE IMPROVEMENT FACTORS

| FISCAL YEAR | COMMERCIAL | | | RESIDENTIAL | | | NET FACTOR |
|-------------|------------------|---------------------|-----------------|------------------|---------------------|-----------------|------------|
| | COMPOSITE FACTOR | PERCENT OF TAX ROLL | WEIGHTED FACTOR | COMPOSITE FACTOR | PERCENT OF TAX ROLL | WEIGHTED FACTOR | |
| 2022-23 | 1.011468 | 0.2392137 | 0.241957 | 0.997447 | 0.7607863 | 0.758844 | 1.000801 |
| 2021-22 | 1.008367 | 0.2392137 | 0.241215 | 1.001200 | 0.7607863 | 0.761699 | 1.002914 |
| 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 |
| 1989-90 | 0.963874 | 0.2651180 | 0.255540 | 0.957743 | 0.7348820 | 0.703828 | 0.959369 |
| 1988-89 | 1.003513 | 0.2651180 | 0.266049 | 1.020400 | 0.7348820 | 0.749874 | 1.015923 |
| 1987-88 | 1.025742 | 0.2651180 | 0.271943 | 1.035927 | 0.7348820 | 0.761284 | 1.033227 |
| 1986-87 | 1.030194 | 0.2651180 | 0.273123 | 1.083000 | 0.7348820 | 0.795877 | 1.069000 |

NEVADA DEPARTMENT OF TAXATION
2021 IMPROVEMENT FACTOR STUDY
LAS VEGAS

MARSHALL & SWIFT LOCAL MULTIPLIERS

| M&S MANUAL YEAR | COMMERCIAL 99-8 | | | | | RESIDENTIAL F-7 | |
|-----------------------|-----------------|--------------|---------------|---------------|---------------|-----------------|----------------|
| | 4% A TYPE | 4% B TYPE | 50% C TYPE | 25% D TYPE | 17% S TYPE | 80% FRAME | 20% MASONRY |
| | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR |
| 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 |
| 1988 | 1.13 | 1.12 | 1.11 | 1.11 | 1.11 | 1.10 | 1.10 |
| 1987 | 1.12 | 1.11 | 1.09 | 1.10 | 1.10 | 1.10 | 1.10 |
| 1986 | 1.13 | 1.12 | 1.10 | 1.10 | 1.12 | 1.11 | 1.11 |
| 1985 | 1.12 | 1.11 | 1.10 | 1.10 | 1.11 | 1.10 | 1.10 |

NEVADA DEPARTMENT OF TAXATION
2021 IMPROVEMENT FACTOR STUDY
LAS VEGAS

MARSHALL & SWIFT COMPARATIVE COST MULTIPLIER -- SOUTHWEST AVERAGE

| M&S MANUAL YEAR | COMMERCIAL 98-5 | | | | | RESIDENTIAL F-12 3rd QTR | |
|-----------------------|-----------------|--------------|---------------|---------------|---------------|--------------------------|----------------|
| | 4% A TYPE | 4% B TYPE | 50% C TYPE | 25% D TYPE | 17% S TYPE | 80% FRAME | 20% MASONRY |
| | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR |
| 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 |
| 1988 | 1.012 | 1.012 | 1.011 | 1.012 | 1.012 | 1.004 | 1.007 |
| 1987 | 1.002 | 1.001 | 1.001 | 1.001 | 1.004 | 1.021 | 1.018 |
| 1986 | 1.017 | 1.019 | 1.018 | 1.018 | 1.017 | 1.016 | 1.019 |
| 1985 | 1.014 | 1.016 | 1.023 | 1.029 | 1.013 | 1.086 | 1.071 |

NEVADA DEPARTMENT OF TAXATION
2021 IMPROVEMENT FACTOR STUDY
LAS VEGAS

WEIGHTED COMPOSITE CONSTRUCTION TYPE MULTIPLIER

| FISCAL YEAR | COMMERCIAL | | | | | | RESIDENTIAL | | |
|-------------|------------------------|------------------------|-------------------------|-------------------------|-------------------------|-----------------------------|------------------------|--------------------------|-----------------------------|
| | 4% A TYPE FACTOR | 4% B TYPE FACTOR | 50% C TYPE FACTOR | 25% D TYPE FACTOR | 17% S TYPE FACTOR | 100% COMPOSITE FACTOR | 80% FRAME FACTOR | 20% MASONRY FACTOR | 100% COMPOSITE FACTOR |
| 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 |
| 1989-90 | 0.040841 | 0.040845 | 0.514775 | 0.255300 | 0.173604 | 1.025365 | 0.803200 | 0.201400 | 1.004600 |
| 1988-89 | 0.039725 | 0.039683 | 0.495950 | 0.250250 | 0.167632 | 0.993240 | 0.809441 | 0.201766 | 1.011207 |
| 1987-88 | 0.041043 | 0.041127 | 0.509000 | 0.254500 | 0.174448 | 1.020118 | 0.820189 | 0.205653 | 1.025842 |
| 1986-87 | 0.041297 | 0.041386 | 0.516193 | 0.259610 | 0.175370 | 1.033856 | 0.876771 | 0.218167 | 1.094937 |

NEVADA DEPARTMENT OF TAXATION
2021 IMPROVEMENT FACTOR STUDY
LAS VEGAS

NET COMPOSITE IMPROVEMENT FACTORS

| FISCAL YEAR | COMMERCIAL | | | RESIDENTIAL | | | NET FACTOR |
|-------------|------------------|---------------------|-----------------|------------------|---------------------|-----------------|------------|
| | COMPOSITE FACTOR | PERCENT OF TAX ROLL | WEIGHTED FACTOR | COMPOSITE FACTOR | PERCENT OF TAX ROLL | WEIGHTED FACTOR | |
| 2022-23 | 1.045262 | 0.3260412 | 0.340798 | 1.052753 | 0.6739588 | 0.709512 | 1.050311 |
| 2021-22 | 1.030519 | 0.3260412 | 0.335992 | 1.019051 | 0.6739588 | 0.686798 | 1.022790 |
| 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 |
| 1989-90 | 1.025365 | 0.3423344 | 0.351018 | 1.004600 | 0.6576656 | 0.660691 | 1.011709 |
| 1988-89 | 0.993240 | 0.3423344 | 0.340020 | 1.011207 | 0.6576656 | 0.665036 | 1.005056 |
| 1987-88 | 1.020118 | 0.3423344 | 0.349222 | 1.025842 | 0.6576656 | 0.674661 | 1.023882 |
| 1986-87 | 1.033856 | 0.3423344 | 0.353924 | 1.094937 | 0.6576656 | 0.720103 | 1.074027 |

NEVADA DEPARTMENT OF TAXATION
2021 IMPROVEMENT FACTOR STUDY
LINCOLN COUNTY

MARSHALL & SWIFT LOCAL MULTIPLIERS

| M&S MANUAL YEAR | COMMERCIAL 99-8 | | | | | RESIDENTIAL F-7 | |
|-----------------------|-----------------|--------------|---------------|---------------|---------------|-----------------|----------------|
| | 4% A TYPE | 4% B TYPE | 50% C TYPE | 25% D TYPE | 17% S TYPE | 80% FRAME | 20% MASONRY |
| | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR |
| 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 |
| 1988 | 1.03 | 1.03 | 1.02 | 1.01 | 1.01 | 1.00 | 1.02 |
| 1987 | 1.03 | 1.03 | 1.02 | 1.00 | 1.01 | 1.00 | 1.02 |
| 1986 | 1.03 | 1.03 | 1.02 | 1.00 | 1.01 | 1.00 | 1.02 |
| 1985 | 1.03 | 1.03 | 1.02 | 1.00 | 1.01 | 0.99 | 1.01 |

NEVADA DEPARTMENT OF TAXATION
2021 IMPROVEMENT FACTOR STUDY
LINCOLN COUNTY

MARSHALL & SWIFT COMPARATIVE COST MULTIPLIER -- SOUTHWEST AVERAGE

| M&S MANUAL YEAR | COMMERCIAL 98-5 | | | | | RESIDENTIAL F-12 3rd QTR | |
|-----------------------|-----------------|--------------|---------------|---------------|---------------|--------------------------|----------------|
| | 4% A TYPE | 4% B TYPE | 50% C TYPE | 25% D TYPE | 17% S TYPE | 80% FRAME | 20% MASONRY |
| | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR |
| 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 |
| 1988 | 1.012 | 1.012 | 1.011 | 1.012 | 1.012 | 1.004 | 1.007 |
| 1987 | 1.002 | 1.001 | 1.001 | 1.001 | 1.004 | 1.021 | 1.018 |
| 1986 | 1.017 | 1.019 | 1.018 | 1.018 | 1.017 | 1.016 | 1.019 |
| 1985 | 1.014 | 1.016 | 1.023 | 1.029 | 1.013 | 1.086 | 1.071 |

NEVADA DEPARTMENT OF TAXATION
2021 IMPROVEMENT FACTOR STUDY
LINCOLN COUNTY

WEIGHTED COMPOSITE CONSTRUCTION TYPE MULTIPLIER

| FISCAL YEAR | COMMERCIAL | | | | | | RESIDENTIAL | | |
|-------------|------------------------|------------------------|-------------------------|-------------------------|-------------------------|-----------------------------|------------------------|--------------------------|-----------------------------|
| | 4% A TYPE FACTOR | 4% B TYPE FACTOR | 50% C TYPE FACTOR | 25% D TYPE FACTOR | 17% S TYPE FACTOR | 100% COMPOSITE FACTOR | 80% FRAME FACTOR | 20% MASONRY FACTOR | 100% COMPOSITE FACTOR |
| 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 |
| 1989-90 | 0.040480 | 0.040480 | 0.505500 | 0.255530 | 0.172040 | 1.014030 | 0.803200 | 0.201400 | 1.004600 |
| 1988-89 | 0.040080 | 0.040040 | 0.500500 | 0.250250 | 0.170680 | 1.001550 | 0.816800 | 0.203600 | 1.020400 |
| 1987-88 | 0.040680 | 0.040760 | 0.509000 | 0.254500 | 0.172890 | 1.017830 | 0.821010 | 0.205818 | 1.026828 |
| 1986-87 | 0.040958 | 0.041038 | 0.516564 | 0.259848 | 0.173932 | 1.032341 | 0.868800 | 0.214200 | 1.083000 |

NEVADA DEPARTMENT OF TAXATION
2021 IMPROVEMENT FACTOR STUDY
LINCOLN COUNTY

NET COMPOSITE IMPROVEMENT FACTORS

| FISCAL YEAR | COMMERCIAL | | | RESIDENTIAL | | | NET FACTOR |
|-------------|------------------|---------------------|-----------------|------------------|---------------------|-----------------|------------|
| | COMPOSITE FACTOR | PERCENT OF TAX ROLL | WEIGHTED FACTOR | COMPOSITE FACTOR | PERCENT OF TAX ROLL | WEIGHTED FACTOR | |
| 2022-23 | 1.050210 | 0.4220537 | 0.443245 | 1.054944 | 0.5779463 | 0.609701 | 1.052946 |
| 2021-22 | 1.023839 | 0.4220537 | 0.432115 | 1.018546 | 0.5779463 | 0.588665 | 1.020780 |
| 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 |
| 1989-90 | 1.014030 | 0.3876637 | 0.393103 | 1.004600 | 0.6123363 | 0.615153 | 1.008256 |
| 1988-89 | 1.001550 | 0.3876637 | 0.388265 | 1.020400 | 0.6123363 | 0.624828 | 1.013093 |
| 1987-88 | 1.017830 | 0.3876637 | 0.394576 | 1.026828 | 0.6123363 | 0.628764 | 1.023340 |
| 1986-87 | 1.032341 | 0.3876637 | 0.400201 | 1.083000 | 0.6123363 | 0.663160 | 1.063361 |

NEVADA DEPARTMENT OF TAXATION
2021 IMPROVEMENT FACTOR STUDY
NYE COUNTY

MARSHALL & SWIFT LOCAL MULTIPLIERS

| M&S MANUAL YEAR | COMMERCIAL 99-8 | | | | | RESIDENTIAL F-7 | |
|-----------------------|----------------------------|----------------------------|-----------------------------|-----------------------------|-----------------------------|----------------------------|------------------------------|
| | 4% A TYPE M&S FACTOR | 4% B TYPE M&S FACTOR | 50% C TYPE M&S FACTOR | 25% D TYPE M&S FACTOR | 17% S TYPE M&S FACTOR | 80% FRAME M&S FACTOR | 20% MASONRY M&S FACTOR |
| 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 |
| 1988 | 1.10 | 1.09 | 1.08 | 1.08 | 1.08 | 1.07 | 1.08 |
| 1987 | 1.10 | 1.09 | 1.08 | 1.07 | 1.08 | 1.07 | 1.08 |
| 1986 | 1.09 | 1.09 | 1.08 | 1.07 | 1.07 | 1.07 | 1.08 |
| 1985 | 1.08 | 1.08 | 1.07 | 1.06 | 1.07 | 1.05 | 1.06 |

NEVADA DEPARTMENT OF TAXATION
2021 IMPROVEMENT FACTOR STUDY
NYE COUNTY

MARSHALL & SWIFT COMPARATIVE COST MULTIPLIER -- SOUTHWEST AVERAGE

| M&S MANUAL YEAR | COMMERCIAL 98-5 | | | | | RESIDENTIAL F-12 3rd QTR | |
|-----------------------|-----------------|--------------|---------------|---------------|---------------|--------------------------|----------------|
| | 4% A TYPE | 4% B TYPE | 50% C TYPE | 25% D TYPE | 17% S TYPE | 80% FRAME | 20% MASONRY |
| | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR |
| 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 |
| 1988 | 1.012 | 1.012 | 1.011 | 1.012 | 1.012 | 1.004 | 1.007 |
| 1987 | 1.002 | 1.001 | 1.001 | 1.001 | 1.004 | 1.021 | 1.018 |
| 1986 | 1.017 | 1.019 | 1.018 | 1.018 | 1.017 | 1.016 | 1.019 |
| 1985 | 1.014 | 1.016 | 1.023 | 1.029 | 1.013 | 1.086 | 1.071 |

NEVADA DEPARTMENT OF TAXATION
2021 IMPROVEMENT FACTOR STUDY
NYE COUNTY

WEIGHTED COMPOSITE CONSTRUCTION TYPE MULTIPLIER

| FISCAL YEAR | COMMERCIAL | | | | | | RESIDENTIAL | | |
|-------------|------------------------|------------------------|-------------------------|-------------------------|-------------------------|-----------------------------|------------------------|--------------------------|-----------------------------|
| | 4% A TYPE FACTOR | 4% B TYPE FACTOR | 50% C TYPE FACTOR | 25% D TYPE FACTOR | 17% S TYPE FACTOR | 100% COMPOSITE FACTOR | 80% FRAME FACTOR | 20% MASONRY FACTOR | 100% COMPOSITE FACTOR |
| 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 |
| 1989-90 | 0.040480 | 0.040480 | 0.505500 | 0.255364 | 0.172040 | 1.013864 | 0.803200 | 0.201400 | 1.004600 |
| 1988-89 | 0.040448 | 0.040040 | 0.500500 | 0.250250 | 0.172275 | 1.003513 | 0.816800 | 0.203600 | 1.020400 |
| 1987-88 | 0.041057 | 0.041137 | 0.513757 | 0.256901 | 0.172890 | 1.025742 | 0.828282 | 0.207645 | 1.035927 |
| 1986-87 | 0.040939 | 0.041020 | 0.516325 | 0.259700 | 0.172210 | 1.030194 | 0.868800 | 0.214200 | 1.083800 |

NEVADA DEPARTMENT OF TAXATION
2021 IMPROVEMENT FACTOR STUDY
NYE COUNTY

NET COMPOSITE IMPROVEMENT FACTORS

| FISCAL YEAR | COMMERCIAL | | | RESIDENTIAL | | | NET FACTOR |
|-------------|------------------|---------------------|-----------------|------------------|---------------------|-----------------|------------|
| | COMPOSITE FACTOR | PERCENT OF TAX ROLL | WEIGHTED FACTOR | COMPOSITE FACTOR | PERCENT OF TAX ROLL | WEIGHTED FACTOR | |
| 2022-23 | 1.036500 | 0.2075470 | 0.215122 | 1.028037 | 0.7924530 | 0.814671 | 1.029793 |
| 2021-22 | 1.016961 | 0.2075470 | 0.211067 | 1.012400 | 0.7924530 | 0.802279 | 1.013347 |
| 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 |
| 1989-90 | 1.013864 | 0.2321883 | 0.235407 | 1.004600 | 0.7678117 | 0.771344 | 1.006751 |
| 1988-89 | 1.003513 | 0.2321883 | 0.233004 | 1.020400 | 0.7678117 | 0.783475 | 1.016479 |
| 1987-88 | 1.025742 | 0.2321883 | 0.238165 | 1.035927 | 0.7678117 | 0.795397 | 1.033562 |
| 1986-87 | 1.030194 | 0.2321883 | 0.239199 | 1.083000 | 0.7678117 | 0.831540 | 1.070739 |

NEVADA DEPARTMENT OF TAXATION
2021 IMPROVEMENT FACTOR STUDY
RENO - SPARKS

MARSHALL & SWIFT LOCAL MULTIPLIERS

| M&S MANUAL YEAR | COMMERCIAL 99-8 | | | | | RESIDENTIAL F-7 | |
|-----------------------|-----------------|--------------|---------------|---------------|---------------|-----------------|----------------|
| | 4% A TYPE | 4% B TYPE | 50% C TYPE | 25% D TYPE | 17% S TYPE | 80% FRAME | 20% MASONRY |
| | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR |
| 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 |
| 1988 | 1.12 | 1.11 | 1.09 | 1.09 | 1.08 | 1.09 | 1.09 |
| 1987 | 1.11 | 1.10 | 1.08 | 1.08 | 1.08 | 1.06 | 1.09 |
| 1986 | 1.12 | 1.11 | 1.09 | 1.08 | 1.10 | 1.09 | 1.10 |
| 1985 | 1.11 | 1.10 | 1.09 | 1.08 | 1.10 | 1.07 | 1.08 |

NEVADA DEPARTMENT OF TAXATION
2021 IMPROVEMENT FACTOR STUDY
RENO - SPARKS

MARSHALL & SWIFT COMPARATIVE COST MULTIPLIER -- SOUTHWEST AVERAGE

| M&S MANUAL YEAR | COMMERCIAL 98-5 | | | | | RESIDENTIAL F-12 3rd QTR | |
|-----------------------|-----------------|--------------|---------------|---------------|---------------|--------------------------|----------------|
| | 4% A TYPE | 4% B TYPE | 50% C TYPE | 25% D TYPE | 17% S TYPE | 80% FRAME | 20% MASONRY |
| | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR |
| 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 |
| 1988 | 1.012 | 1.012 | 1.011 | 1.012 | 1.012 | 1.004 | 1.007 |
| 1987 | 1.002 | 1.001 | 1.001 | 1.001 | 1.004 | 1.021 | 1.018 |
| 1986 | 1.017 | 1.019 | 1.018 | 1.018 | 1.017 | 1.016 | 1.019 |
| 1985 | 1.014 | 1.016 | 1.023 | 1.029 | 1.013 | 1.086 | 1.071 |

NEVADA DEPARTMENT OF TAXATION
2021 IMPROVEMENT FACTOR STUDY
RENO - SPARKS

WEIGHTED COMPOSITE CONSTRUCTION TYPE MULTIPLIER

| FISCAL YEAR | COMMERCIAL | | | | | | RESIDENTIAL | | |
|-------------|------------------------|------------------------|-------------------------|-------------------------|-------------------------|-----------------------------|------------------------|--------------------------|-----------------------------|
| | 4% A TYPE FACTOR | 4% B TYPE FACTOR | 50% C TYPE FACTOR | 25% D TYPE FACTOR | 17% S TYPE FACTOR | 100% COMPOSITE FACTOR | 80% FRAME FACTOR | 20% MASONRY FACTOR | 100% COMPOSITE FACTOR |
| 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 |
| 1989-90 | 0.040845 | 0.040848 | 0.510181 | 0.255343 | 0.172040 | 1.019256 | 0.825932 | 0.201400 | 1.027332 |
| 1988-89 | 0.039722 | 0.039679 | 0.495908 | 0.250250 | 0.167577 | 0.993136 | 0.794319 | 0.201749 | 0.996068 |
| 1987-88 | 0.041046 | 0.041131 | 0.509000 | 0.254500 | 0.172890 | 1.018567 | 0.827993 | 0.207574 | 1.035567 |
| 1986-87 | 0.040929 | 0.041013 | 0.516236 | 0.259654 | 0.173790 | 1.031622 | 0.868800 | 0.214200 | 1.083800 |

NEVADA DEPARTMENT OF TAXATION
2021 IMPROVEMENT FACTOR STUDY
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NET COMPOSITE IMPROVEMENT FACTORS

| FISCAL YEAR | COMMERCIAL | | | RESIDENTIAL | | | NET FACTOR |
|-------------|------------------|---------------------|-----------------|------------------|---------------------|-----------------|------------|
| | COMPOSITE FACTOR | PERCENT OF TAX ROLL | WEIGHTED FACTOR | COMPOSITE FACTOR | PERCENT OF TAX ROLL | WEIGHTED FACTOR | |
| 2022-23 | 0.993827 | 0.3018321 | 0.299969 | 0.987923 | 0.6981679 | 0.689736 | 0.989705 |
| 2021-22 | 1.000363 | 0.3018321 | 0.301942 | 1.002128 | 0.6981679 | 0.699653 | 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 |
| 1989-90 | 1.019256 | 0.3528347 | 0.359629 | 1.027332 | 0.6471653 | 0.664854 | 1.024482 |
| 1988-89 | 0.993136 | 0.3528347 | 0.350413 | 0.996068 | 0.6471653 | 0.644621 | 0.995034 |
| 1987-88 | 1.018567 | 0.3528347 | 0.359386 | 1.035567 | 0.6471653 | 0.670183 | 1.029569 |
| 1986-87 | 1.031622 | 0.3528347 | 0.363992 | 1.083000 | 0.6471653 | 0.700880 | 1.064872 |

NEVADA DEPARTMENT OF TAXATION
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LAKE TAHOE

MARSHALL & SWIFT LOCAL MULTIPLIERS

| M&S MANUAL YEAR | COMMERCIAL 99-8 | | | | | RESIDENTIAL F-7 | |
|-----------------------|-----------------|--------------|---------------|---------------|---------------|-----------------|----------------|
| | 4% A TYPE | 4% B TYPE | 50% C TYPE | 25% D TYPE | 17% S TYPE | 80% FRAME | 20% MASONRY |
| | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR |
| 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 |
| 1988 | 1.21 | 1.21 | 1.19 | 1.19 | 1.17 | 1.18 | 1.19 |
| 1987 | 1.20 | 1.19 | 1.18 | 1.18 | 1.17 | 1.18 | 1.19 |
| 1986 | 1.19 | 1.19 | 1.17 | 1.17 | 1.17 | 1.17 | 1.18 |
| 1985 | 1.18 | 1.18 | 1.17 | 1.16 | 1.17 | 1.15 | 1.16 |

NEVADA DEPARTMENT OF TAXATION
2021 IMPROVEMENT FACTOR STUDY
LAKE TAHOE

MARSHALL & SWIFT COMPARATIVE COST MULTIPLIER -- SOUTHWEST AVERAGE

| M&S MANUAL YEAR | COMMERCIAL 98-5 | | | | | RESIDENTIAL F-12 3rd QTR | |
|-----------------------|-----------------|--------------|---------------|---------------|---------------|--------------------------|----------------|
| | 4% A TYPE | 4% B TYPE | 50% C TYPE | 25% D TYPE | 17% S TYPE | 80% FRAME | 20% MASONRY |
| | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR | M&S FACTOR |
| 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 |
| 1988 | 1.012 | 1.012 | 1.011 | 1.012 | 1.012 | 1.004 | 1.007 |
| 1987 | 1.002 | 1.001 | 1.001 | 1.001 | 1.004 | 1.021 | 1.018 |
| 1986 | 1.017 | 1.019 | 1.018 | 1.018 | 1.017 | 1.016 | 1.019 |
| 1985 | 1.014 | 1.016 | 1.023 | 1.029 | 1.013 | 1.086 | 1.071 |

NEVADA DEPARTMENT OF TAXATION
2021 IMPROVEMENT FACTOR STUDY
LAKE TAHOE

WEIGHTED COMPOSITE CONSTRUCTION TYPE MULTIPLIER

| FISCAL YEAR | COMMERCIAL | | | | | | RESIDENTIAL | | |
|-------------|------------------------|------------------------|-------------------------|-------------------------|-------------------------|-----------------------------|------------------------|--------------------------|-----------------------------|
| | 4% A TYPE FACTOR | 4% B TYPE FACTOR | 50% C TYPE FACTOR | 25% D TYPE FACTOR | 17% S TYPE FACTOR | 100% COMPOSITE FACTOR | 80% FRAME FACTOR | 20% MASONRY FACTOR | 100% COMPOSITE FACTOR |
| 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 |
| 1989-90 | 0.040817 | 0.041160 | 0.509784 | 0.255144 | 0.172040 | 1.018946 | 0.803200 | 0.201400 | 1.004600 |
| 1988-89 | 0.040417 | 0.040040 | 0.504778 | 0.252389 | 0.170680 | 1.008303 | 0.823781 | 0.205325 | 1.029107 |
| 1987-88 | 0.041025 | 0.041105 | 0.509000 | 0.256694 | 0.172890 | 1.020714 | 0.826936 | 0.207314 | 1.034249 |
| 1986-87 | 0.040907 | 0.040987 | 0.515909 | 0.259487 | 0.172210 | 1.029500 | 0.868800 | 0.212369 | 1.081169 |

NEVADA DEPARTMENT OF TAXATION
2021 IMPROVEMENT FACTOR STUDY
LAKE TAHOE

NET COMPOSITE IMPROVEMENT FACTORS

| FISCAL YEAR | COMMERCIAL | | | RESIDENTIAL | | | NET FACTOR |
|-------------|------------------|---------------------|-----------------|------------------|---------------------|-----------------|------------|
| | COMPOSITE FACTOR | PERCENT OF TAX ROLL | WEIGHTED FACTOR | COMPOSITE FACTOR | PERCENT OF TAX ROLL | WEIGHTED FACTOR | |
| 2022-23 | 1.065429 | 0.2692381 | 0.286854 | 1.048361 | 0.7307619 | 0.766102 | 1.052956 |
| 2021-22 | 1.010033 | 0.2692381 | 0.271939 | 1.035323 | 0.7307619 | 0.756575 | 1.028514 |
| 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 |
| 1989-90 | 1.018946 | 0.3046903 | 0.310463 | 1.004600 | 0.6953097 | 0.698508 | 1.008971 |
| 1988-89 | 1.008303 | 0.3046903 | 0.307220 | 1.029107 | 0.6953097 | 0.715548 | 1.022768 |
| 1987-88 | 1.020714 | 0.3046903 | 0.311002 | 1.034249 | 0.6953097 | 0.719124 | 1.030125 |
| 1986-87 | 1.029500 | 0.3046903 | 0.313679 | 1.081169 | 0.6953097 | 0.751747 | 1.065426 |

NEVADA DEPARTMENT OF TAXATION
2021 IMPROVEMENT FACTOR STUDY
STATEWIDE

MARSHALL & SWIFT LOCAL MULTIPLIERS

| M&S MANUAL YEAR | COMMERCIAL 99-8 | | | | | RESIDENTIAL F-7 | |
|-----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|---------------------|-----------------------|
| | 4% | 4% | 50% | 25% | 17% | 80% | 20% |
| | A TYPE M&S FACTOR | B TYPE M&S FACTOR | C TYPE M&S FACTOR | D TYPE M&S FACTOR | S TYPE M&S FACTOR | FRAME M&S FACTOR | MASONRY M&S FACTOR |
| 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 | | | | | | | |
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| 1989 | | | | | | | |
| 1988 | | | | | | | |
| 1987 | | | | | | | |
| 1986 | | | | | | | |
| 1985 | | | | | | | |
| 1984 | | | | | | | |
| 1983 | | | | | | | |

2022-2023 IMPROVEMENT FACTOR REPORT

Appendix I

NOTIFICATIONS FROM ASSESSORS

DRAFT



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, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:

- I re-cost all improvements annually.
- I apply an improvement factor to improvements outside the reappraisal area.
- I approve the 2022-23 proposed Statewide Improvement factor of 1.01.
- I object to the 2022-23 proposed Statewide Improvement Factor of 1.01.

I object to the proposed factor for the following reasons:

Name (please print) : David A Dawley

Signature

Date: Feb 10, 2021



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.
- I apply an improvement factor to improvements outside the reappraisal area.
- I approve the 2022-23 proposed Statewide Improvement factor of 1.01.
- I object to the 2022-23 proposed Statewide Improvement Factor of 1.01.

I object to the proposed factor for the following reasons:

Name (please print) : _____

Signature _____ Date: _____



Approval or Objection to Proposed Improvement Factor

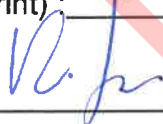
Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

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:

- I re-cost all improvements annually.
- I apply an improvement factor to improvements outside the reappraisal area.
- I approve the 2022-23 proposed Statewide Improvement factor of 1.01.
- I object to the 2022-23 proposed Statewide Improvement Factor of 1.01.

I object to the proposed factor for the following reasons:

Name (please print): Briana Johnson

Signature: 

Date: 02/10/2021



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.
- I apply an improvement factor to improvements outside the reappraisal area.
- I approve the 2022-23 proposed Statewide Improvement factor of 1.01.
- I object to the 2022-23 proposed Statewide Improvement Factor of 1.01.

I object to the proposed factor for the following reasons:

Name (please print) : Trent Tholen

Signature Trent Tholen Date: 2/10/2021



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, Janet Iribarne, 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.
- I apply an improvement factor to improvements outside the reappraisal area.
- I approve the 2022-23 proposed Statewide Improvement factor of 1.01.
- I object to the 2022-23 proposed Statewide Improvement Factor of 1.01.

I object to the proposed factor for the following reasons:

Name (please print) : Janet Iribarne

Signature Janet Iribarne Date: April 6, 2021



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 Emeralda County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:

- I re-cost all improvements annually.
- I apply an improvement factor to improvements outside the reappraisal area.
- I approve the 2022-23 proposed Statewide Improvement factor of 1.01.
- I object to the 2022-23 proposed Statewide Improvement Factor of 1.01.

I object to the proposed factor for the following reasons:

Name (please print): Ruth P. Lee

Signature Ruth P. Lee

Date: 10 February 2021



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.

I apply an improvement factor to improvements outside the reappraisal area.

I approve the 2022-23 proposed Statewide Improvement factor of 1.01.

I object to the 2022-23 proposed Statewide Improvement Factor of 1.01.

I object to the proposed factor for the following reasons:

Name (please print): Michael A Mears

Signature Michael A Mears

Date: 2-10-2021



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.
- I apply an improvement factor to improvements outside the reappraisal area.
- I approve the 2022-23 proposed Statewide Improvement factor of 1.01.
- I object to the 2022-23 proposed Statewide Improvement Factor of 1.01.

I object to the proposed factor for the following reasons:

Name (please print) : Andy Heiser

Signature Andy Heiser

Date: 2/10/2021



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 Lander County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:

- I re-cost all improvements annually.
- I apply an improvement factor to improvements outside the reappraisal area.
- I approve the 2022-23 proposed Statewide Improvement factor of 1.01.
- I object to the 2022-23 proposed Statewide Improvement Factor of 1.01.

I object to the proposed factor for the following reasons:

Name (please print) : Lura Duvall

Signature Lura Duvall

Date: 3-30-2021



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.
- I apply an improvement factor to improvements outside the reappraisal area.
- I approve the 2022-23 proposed Statewide Improvement factor of 1.01.
- I object to the 2022-23 proposed Statewide Improvement Factor of 1.01.

I object to the proposed factor for the following reasons:

Name (please print) : Mark Holt

Signature Mark R Holt

Date: 4-5-2021



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.
- I apply an improvement factor to improvements outside the reappraisal area.
- I approve the 2022-23 proposed Statewide Improvement factor of 1.01.
- I object to the 2022-23 proposed Statewide Improvement Factor of 1.01.

I object to the proposed factor for the following reasons:

Name (please print): TRACY L. HARRIS

Signature: [Handwritten Signature]

Date: 2-10-21



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 Mindero County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:

- I re-cost all improvements annually.
- I apply an improvement factor to improvements outside the reappraisal area.
- I approve the 2022-23 proposed Statewide Improvement factor of 1.01.
- I object to the 2022-23 proposed Statewide Improvement Factor of 1.01.

I object to the proposed factor for the following reasons:

Name (please print) : Kevin B. Chisom

Signature [Handwritten Signature]

Date: 2/10/2021



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:

- I re-cost all improvements annually.
- I apply an improvement factor to improvements outside the reappraisal area.
- I approve the 2022-23 proposed Statewide Improvement factor of 1.01.
- I object to the 2022-23 proposed Statewide Improvement Factor of 1.01.

I object to the proposed factor for the following reasons:

Name (please print) : Sheree Stringer

Signature 

Date: 3/8/21



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.
- I apply an improvement factor to improvements outside the reappraisal area.
- I approve the 2022-23 proposed Statewide Improvement factor of 1.01.
- I object to the 2022-23 proposed Statewide Improvement Factor of 1.01.

I object to the proposed factor for the following reasons:

Name (please print) : LAUREEN BASSO - CERINI, ASSESSOR

Signature Laureen Basso Cerini Date: 2/11/2021



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.
- I apply an improvement factor to improvements outside the reappraisal area.
- I approve the 2022-23 proposed Statewide Improvement factor of 1.01.
- I object to the 2022-23 proposed Statewide Improvement Factor of 1.01.

I object to the proposed factor for the following reasons:

Name (please print): Jan Seddon

Signature: [Handwritten Signature]

Date: 2-10-21



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 County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:

- I re-cost all improvements annually.
- I apply an improvement factor to improvements outside the reappraisal area.
- I approve the 2022-23 proposed Statewide Improvement factor of 1.01.
- I object to the 2022-23 proposed Statewide Improvement Factor of 1.01.

I object to the proposed factor for the following reasons:

Name (please print): Michael Clark

Signature:

Date: 2/19/21



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.
- I apply an improvement factor to improvements outside the reappraisal area.
- I approve the 2022-23 proposed Statewide Improvement factor of 1.01.
- I object to the 2022-23 proposed Statewide Improvement Factor of 1.01.

I object to the proposed factor for the following reasons:

Name (please print): Burton Hilber

Signature: Burton Hilber

Date: 2/10/21