



STATE OF NEVADA

Department of Taxation

2008-2009 Agricultural Land Values Open Space Property Procedures

DEPARTMENT OF TAXATION

Bulletin No. 197

2008—2009 Agricultural Land Values Open Space Property Procedures

Prepared by:
Division of Assessment Standards
Department of Taxation
1550 East College Parkway
Carson City, NV 89706

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2008-2009 Agricultural Land Values

Authority

This bulletin is intended to fulfill the requirements of NRS 361A.140 and NRS 361.325 (1)(b).

NRS 361A.140 requires the Nevada Tax Commission to:

- (a) Define the classifications of agricultural real property;
- (b) Determine the valuations for each classification on the basis provided in NRS 361.325;
- (c) Determine the value of land covered by a residence or necessary to support the residence in the same manner as other real property pursuant to NRS 361.227; and
- (d) Prepare a bulletin listing all classifications and values thereof for the following assessment year.

NRS 361.325 (1)(b) requires the Nevada Tax Commission to classify land and fix and establish the valuation thereof for assessment purposes. The classification of agricultural land must be made on the basis of crop, timber or forage production, either in tons of crops per acre, board feet or other unit, or animal unit months of forage.

Classification Definitions

Land devoted to agriculture is categorized under the following classifications:

Intensive Use Land

The agricultural pursuits do not depend on the quality of the soil for production. Examples include: poultry ranches, fish farms, rabbit raising operations, cattle feed lots, hydroponic operations, and other agricultural operations whose products do not grow out of the soil but whose operations are carried out entirely on the soil.

Cultivated Land

Land developed for agricultural use and is no longer in its natural condition.

First Class Cultivated Land: Land that produces during an average year 4 or more tons of alfalfa hay or 1 & ½ tons or more of small grains per acre or the equivalent of other feeds for livestock.

Second Class Cultivated Land: Land that produces during an average year 3 or more but less than 4 tons of alfalfa hay, or 1 ton but less than 1 & ½ tons of small grains per acre or the equivalent of other feeds for livestock.

Third Class Cultivated Land: Land that produces during an average year 2 to 3 tons of alfalfa hay, or ½ to 1 ton of small grains per acre or the equivalent of other feeds for livestock.

Fourth Class Cultivated Land: Land that produces during an average year 1 & ½ to 2 tons of alfalfa hay or ½ ton of small grains per acre or the equivalent of other feeds for livestock.

Native Meadow Land or Wild Hay Land

Native Meadow Land (Wild Hay Land) is irrigated by streams or rivers and has not been cultivated but will yield enough native Wild Hay growth to afford at least one hay cutting each season with average or better than average precipitation.

First Class Native Meadow or Wild Hay Land: Land that produces during an average year 1 or more tons of hay per acre.

Second Class Native Meadow or Wild Hay Land: Land that produces during an average year ½ ton or more but less than 1 ton of hay per acre.

Pasture Land

Pasture lands are not “harvested and stored” as with Wild Hay Lands, therefore, the value of Pasture Lands are measured by “Carrying Capacity per acre.

First Class Pasture: During an average year, this land produces enough feed per acre for 4 grown cattle (4 animal units per month).

Second Class Pasture: During an average year, this land produces enough feed per acre for 3 to 4 grown cattle (3.5 animal units per month).

Third Class Pasture: During an average year, this land produces enough feed per acre for 2 to 3 grown cattle (2.5 animal units per month).

Fourth Class Pasture: During an average year, this land produces enough feed per acre for 1 to 2 grown cattle (1.5 animal units per month).

Grazing Land

More than 90% of Nevada grazing land is managed by the Bureau of Land Management. Livestock grazing fees are calculated annually and administered in accordance with 43 CFR (Code of Federal Regulations) 4130.8-1, “Payment of Fees.” The fees are net and have remained extremely stable over the past 40 years (\$1.23 in 1966 to \$1.56 in 2006).

Grazing land usually lacks irrigation and has a lower carrying capacity per acre than pasture land. It is commonly identified as “range land”, either open or fenced. It also may be land

found within the fenced boundaries of the farm or ranch that does not meet the definition of the previous classifications.

First Class Grazing: During an average year, this land produces enough feed on 4 acres or less for 1 grown cow (1/4 up to 1 animal unit per month).

Second Class Grazing: During an average year, this land produces enough feed on 4 to 6 acres for 1 grown cow (1/4 up to 1/6 animal units per month).

Third Class Grazing: During an average year, this land produces enough feed on 6 to 12 acres for 1 grown cow (1/6 up to 1/12 animal units per month).

Fourth Class Grazing: During an average year, this land produces enough feed on 12 acres or more for 1 grown cow (1/12 or less animal units per month). Such land is barren or rocky.

Farmstead

The value of the land in the farmstead area covered by a residence or necessary to support a residence is computed as taxable value pursuant to NRS 361.227. Any remaining farmstead area of an agricultural property that is part of the operation is valued by applying the same value as the highest land classification used for that operation.

Valuation Methodology

The methods used to determine the value of agricultural land are defined in the Nevada Administrative Code (NAC) Chapter 361A.180. The Nevada Tax Commission adopted revised permanent regulations that became effective on December 4, 2003.

Valuation methodology as defined in NAC 361A.180(2). NAC361A.180(2) calls for the application of a capitalized earnings approach, whereby an estimated income stream is capitalized into an estimate of value. There are two major components to the capitalized earnings approach. First, an income stream is developed from information obtained from an annual survey of agricultural producers throughout the state.

The 2006 survey was sent to 611 farm classified properties, of those returned twelve stated that they were either no longer farming or did not farm during the past year. There were 352 that did provide information; this was about 45% of the total sample. From the survey, information about the price per ton of alfalfa hay and estimated tonnage produced was obtained. The survey also asks for information regarding wild or other hay, watered pasture rental prices per AUM, and grazing rental prices per AUM. A five-year average using the mean is then calculated pursuant to the requirements of NAC 361A.180. The resulting weighted averages are used to develop a normalized estimate of typical gross revenues for alfalfa hay, pasture and grazing lands. The information is then compared to statistics developed by the Nevada Agricultural Statistics Service (NASS) to verify reasonableness. The NASS develops average price-per-month for alfalfa hay. The NASS data may be found in the Appendix.

Estimated expenses are then deducted from the normalized gross revenue for each category. Currently, the Department estimates 91.25% of gross income represents expenses for cultivated land; and 70% of gross income represents expenses for native meadow or wild hay land. The estimate was the result of considerable testimony and debate before the Commission several years ago. The rate was set by the Commission so that all but the most marginal farms could continue to exist.

The Department has also carried forward a 10.25% capitalization rate. Capitalization rates typically vary between 8 and 12%, depending on the region and the type of land being valued. However, the Department consults with independent agricultural land fee appraisers and with information from the Agricultural Statistics Service to check for reasonableness of the rate. The suggested capitalization rate is still consistent with current conditions.

Procedures

Procedures for the administration of the assessment of agricultural lands may be found in the NAC, Chapter 361A. For instance, real property owners may apply for an agricultural use assessment on real property qualifying as agricultural land. In order to qualify, the lands must meet the requirements of NRS 361A.020-361A.030, and NAC Chapter 361A. Pursuant to NAC 361A.025, county assessors determine the eligibility of agricultural use applications for properties of 20 acres or more and the Division of Assessment Standards reviews those applications of less than 20 acres. Applications must be on forms approved by the Tax Commission, pursuant to NAC 361A.100.

In order to properly classify agricultural real property according to the descriptions in this Bulletin, assessors should inspect the property and gather information from the property owners and managers, agricultural extension agents, university agronomists, and other agricultural land specialists. The assessor should evaluate soil line and topographical maps, and consider the land's carrying capacity, water availability, soil type and condition pursuant to the requirements of NAC361A.150.

Pursuant to NRS 361A.130, assessors must maintain records of agricultural use assessments and make those records available to any person upon request. They must notify property owners of their agricultural use assessments in the same manner used to notify property owners of their taxable value assessments. The notice must contain the following statement: **Deferred taxes will become due on this parcel if it is converted to a higher use.**

Agricultural Land Calculations Section

Nevada Department of Taxation

**Summary of Agricultural Land Values and
Comparison of 2004-05 through 2008-09**

Land Classification	2008-2009	Adopted 2007-2008	Adopted 2006-2007	Adopted 2005-2006	Adopted 2004-2005	Percent Change 2004-2008	% Change 2007-08 2008-09	% Change 2006-07 2007-08	% Change 2005-06 2006-07	% Change 2004-05 2005-06
Intensive Use Land	\$ 179.00	\$ 174.00	\$ 166.00	\$ 164.00	\$ 164.00	9.1%	2.9%	4.8%	1.2%	0.0%
Cultivated Land										
First Class Cultivated	\$ 140.00	\$ 135.00	\$ 129.00	\$ 127.00	\$ 127.00	10.2%	3.7%	4.7%	1.6%	0.0%
Second Class Cultivated	109.00	105.00	100.00	99.00	99.00	10.1%	3.8%	5.0%	1.0%	0.0%
Third Class Cultivated	78.00	75.00	72.00	71.00	71.00	9.9%	4.0%	4.2%	1.4%	0.0%
Fourth Class Cultivated	54.00	53.00	50.00	49.00	49.00	10.2%	1.9%	6.0%	2.0%	0.0%
Native Meadow Land or Wild Hay Land										
First Class Meadow	\$ 91.00	\$ 84.00	\$ 81.00	\$ 78.00	\$ 75.00	21.3%	8.3%	3.7%	3.8%	4.0%
Second Class Meadow	68.00	63.00	60.00	59.00	56.00	21.4%	7.9%	5.0%	1.7%	5.4%
Pasture Land										
First Class Pasture	\$ 115.00	\$ 120.00	\$ 96.00	\$ 88.00	\$ 79.00	45.6%	-4.2%	25.0%	9.1%	11.4%
Second Class Pasture	88.00	92.00	74.00	68.00	61.00	44.3%	-4.3%	24.3%	8.8%	11.5%
Third Class Pasture	75.00	79.00	63.00	59.00	53.00	41.5%	-5.1%	25.4%	6.8%	11.3%
Fourth Class Pasture	35.00	37.00	28.00	25.00	22.00	59.1%	-5.4%	32.1%	12.0%	13.6%
Grazing Land										
First Class Grazing	\$ 6.32	\$ 5.80	\$ 4.30	\$ 4.16	\$ 4.54	39.2%	9.0%	34.9%	3.4%	-8.4%
Second Class Grazing	3.28	3.00	2.22	2.15	2.36	39.0%	9.3%	35.1%	3.3%	-8.9%
Third Class Grazing	2.29	2.10	1.55	1.50	1.61	42.2%	9.0%	35.5%	3.3%	-6.8%
Fourth Class Grazing	1.25	1.25	1.25	1.25	1.25	0.0%	0.0%	0.0%	0.0%	0.0%

Nevada Department of Taxation

Cultivated Land Value per Acre

1st Class Cultivated								
A	B	C	D	E	F	G	H	
Year	Price of Hay Per Ton	Estimated Expenses	Net Operating Income Per Ton (B-(B*C))	Production Per Acre Total Tons	Net Operating Income/Acre (D*E)	5-Year Weight	Weighted Average NOI (F*G)	
2006	110.00	91.25%	9.63	4.50	43.34	0.3333	14.45	
2005	109.42	91.25%	9.57	4.50	43.07	0.2667	11.49	
2004	98.58	91.25%	8.63	4.50	38.84	0.2000	7.77	
2003	87.14	91.25%	7.62	4.50	34.29	0.1333	4.57	
2002	99.27	91.25%	8.69	4.50	39.11	0.0667	2.61	
Income stream = Five-year weighted average of net operating income								\$ 40.89
Capitalization Rate:						10.25%		
Value / Acre (Income stream / cap rate)							\$ 398.93	
Level of Assessment:						35.00%		
Assessed Value / Acre (Value per acre times assessment level)							\$ 139.63	
Rounded Assessed Value:							\$ 140.00	

2nd Class Cultivated							
A	B	C	D	E	F	G	H
Year	Price of Hay Per Ton	Estimated Expenses	Net Operating Income Per Ton (B-(B*C))	Production Per Acre Total Tons	Net Operating Income/Acre (D*E)	5-Year Weight	Weighted Average NOI (F*G)
2006	110.00	91.25%	9.63	3.50	33.71	0.3333	11.24
2005	109.42	91.25%	9.57	3.50	33.50	0.2667	8.93
2004	98.58	91.25%	8.63	3.50	30.21	0.2000	6.04
2003	87.14	91.25%	7.62	3.50	26.67	0.1333	3.56
2002	99.27	91.25%	8.69	3.50	30.42	0.0667	2.03
Income stream = Five-year weighted average of net operating income				Income stream:			\$ 31.80
Capitalization Rate:						10.25%	
Value / Acre (Income stream / cap rate)							\$ 310.24
Level of Assessment:						35.00%	
Assessed Value / Acre (Value per acre times assessment level)							\$ 108.58
Rounded Assessed Value:							\$ 109.00

Nevada Department of Taxation

Cultivated Land Value per Acre

3rd Class Cultivated							
A	B	C	D	E	F	G	H
Year	Price of Hay Per Ton	Estimated Expenses	Net Operating Income Per Ton (B-(B*C))	Production Per Acre Total Tons	Net Operating Income/Acre (D*E)	5-Year Weight	Weighted Average NOI (F*G)
2006	110.00	91.25%	9.63	2.50	24.08	0.3333	8.03
2005	109.42	91.25%	9.57	2.50	23.93	0.2667	6.38
2004	98.58	91.25%	8.63	2.50	21.58	0.2000	4.32
2003	87.14	91.25%	7.62	2.50	19.05	0.1333	2.54
2002	99.27	91.25%	8.69	2.50	21.73	0.0667	1.45
Income stream = Five-year weighted average of net operating income						Income stream:	\$ 22.72
Capitalization Rate:						10.25%	
Value / Acre (Income stream / cap rate)							\$ 221.66
Level of Assessment:						35.00%	
Assessed Value / Acre (Value per acre times assessment level)							\$ 77.58
Rounded Assessed Value:							\$ 78.00

4th Class Cultivated							
A	B	C	D	E	F	G	H
Year	Price of Hay Per Ton	Estimated Expenses	Net Operating Income Per Ton (B-(B*C))	Production Per Acre Total Tons	Net Operating Income/Acre (D*E)	5-Year Weight	Weighted Average NOI (F*G)
2006	110.00	91.25%	9.63	1.75	16.85	0.3333	5.62
2005	109.42	91.25%	9.57	1.75	16.75	0.2667	4.47
2004	98.58	91.25%	8.63	1.75	15.10	0.2000	3.02
2003	87.14	91.25%	7.62	1.75	13.34	0.1333	1.78
2002	99.27	91.25%	8.69	1.75	15.21	0.0667	1.01
Income stream = Five-year weighted average of net operating income						Income stream:	\$ 15.90
Capitalization Rate:						10.25%	
Value / Acre (Income stream / cap rate)							\$ 155.12
Level of Assessment:						35.00%	
Assessed Value / Acre (Value per acre times assessment level)							\$ 54.29
Rounded Assessed Value:							\$ 54.00

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Wild Hay Land Value per Acre

1st Class Wild Hay							
A	B	C	D	E	F	G	H
Year	Price of Hay Per Ton	Estimated Expenses	Net Operating Income Per Ton (B-(B*C))	Production Per Acre Total Tons	Net Operating Income/Acre (D*E)	5-Year Weight	Weighted Average NOI (F*G)
2006	100.24	70.00%	30.07	1.00	30.07	0.3333	10.02
2005	89.91	70.00%	26.97	1.00	26.97	0.2667	7.19
2004	75.82	70.00%	22.75	1.00	22.75	0.2000	4.55
2003	73.04	70.00%	21.91	1.00	21.91	0.1333	2.92
2002	91.39	70.00%	27.42	1.00	27.42	0.0667	1.83
Five-year weighted average of net operating income:				Income stream:			\$ 26.51
Capitalization Rate:						10.25%	
Value / Acre (Income stream / cap rate)							\$ 258.63
Level of Assessment:						35.00%	
Assessed Value/Acre (Value per acre times assessment level)							\$ 90.52
Rounded Assessed Value:							\$ 91.00

2nd Class Wild Hay							
A	B	C	D	E	F	G	H
Year	Price of Hay Per Ton	Estimated Expenses	Net Operating Income Per Ton (B-(B*C))	Production Per Acre Total Tons	Net Operating Income/Acre (D*E)	5-Year Weight	Weighted Average NOI (F*G)
2006	100.24	70.00%	30.07	0.75	22.55	0.3333	7.52
2005	89.91	70.00%	26.97	0.75	20.23	0.2667	5.40
2004	75.82	70.00%	22.75	0.75	17.06	0.2000	3.41
2003	73.04	70.00%	21.91	0.75	16.43	0.1333	2.19
2002	91.39	70.00%	27.42	0.75	20.57	0.0667	1.37
Five-year weighted average of net operating income:				Income stream:			\$ 19.89
Capitalization Rate:						10.25%	
Value / Acre (Income stream / cap rate)							\$ 194.05
Level of Assessment:						35.00%	
Assessed Value/Acre (Value per acre times assessment level)							\$ 67.92
Rounded Assessed Value:							\$ 68.00

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Pasture Land Value per Acre

1st Class Pasture									
A	B	C	D	E	F	G	H	I	J
Year	Gross Rent Per AUM	AUMS Per Acre	Gross Income (B*C)	Management Expense % of Gross	Adjusted Gross Income (D-(D*E))	Fence, Ditch Water, Maintenance, Insurance	Net Operating Income (F-G)	5-Year Weight	Weighted Average NOI (H*I)
2006	12.00	4.0	48.00	6.17%	45.04	17.95	27.09	0.3333	9.03
2005	17.00	4.0	68.00	6.17%	63.80	17.95	45.85	0.2667	12.23
2004	13.74	4.0	54.96	6.17%	51.57	17.95	33.62	0.2000	6.72
2003	12.29	4.0	49.16	6.17%	46.13	17.95	28.18	0.1333	3.76
2002	12.07	4.0	48.28	6.17%	45.30	17.95	27.35	0.0667	1.82
Five-year weighted average of net operating income:					Income stream:				\$ 33.56

Capitalization Rate: 10.25%

Value / Acre (Income stream / cap rate) \$ 327.41

Level of Assessment: 35.00%

Assessed Value/Acre (Value per acre times assessment level) \$ 114.59

Rounded Assessed Value: **\$ 115.00**

2nd Class Pasture									
A	B	C	D	E	F	G	H	I	J
Year	Gross Rent Per AUM	AUMS Per Acre	Gross Income (B*C)	Management Expense % of Gross	Adjusted Gross Income (D-(D*E))	Fence, Ditch Water, Maintenance, Insurance	Net Operating Income (F-G)	5-Year Weight	Weighted Average NOI (H*I)
2006	12.00	3.0	36.00	6.17%	33.78	12.93	20.85	0.3333	6.95
2005	17.00	3.0	51.00	6.17%	47.85	12.93	34.92	0.2667	9.31
2004	13.74	3.0	41.22	6.17%	38.68	12.93	25.75	0.2000	5.15
2003	12.29	3.0	36.87	6.17%	34.60	12.93	21.67	0.1333	2.89
2002	12.07	3.0	36.21	6.17%	33.98	12.93	21.05	0.0667	1.40
Five-year weighted average of net operating income:					Income stream:				\$ 25.70

Capitalization Rate: 10.25%

Value / Acre (Income stream / cap rate) \$ 250.73

Level of Assessment: 35.00%

Assessed Value/Acre (Value per acre times assessment level) \$ 87.76

Rounded Assessed Value: **\$ 88.00**

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Pasture Land Value per Acre

3rd Class Pasture									
A	B	C	D	E	F	G	H	I	J
Year	Gross Rent Per AUM	AUMS Per Acre	Gross Income (B*C)	Management Expense % of Gross	Adjusted Gross Income (D-(D*E))	Fence, Ditch Water, Maintenance, Insurance	Net Operating Income (F-G)	5-Year Weight	Weighted Average NOI (H*I)
2006	12.00	2.5	30.00	6.17%	28.15	10.15	18.00	0.3333	6.00
2005	17.00	2.5	42.50	6.17%	39.88	10.15	29.73	0.2667	7.93
2004	13.74	2.5	34.35	6.17%	32.23	10.15	22.08	0.2000	4.42
2003	12.29	2.5	30.73	6.17%	28.83	10.15	18.68	0.1333	2.49
2002	12.07	2.5	30.18	6.17%	28.31	10.15	18.16	0.0667	1.21
Five-year weighted average of net operating income:					Income stream:				\$ 22.05
Capitalization Rate:							10.25%		
Value / Acre (Income stream / cap rate)									\$ 215.12
Level of Assessment:							35.00%		
Assessed Value/Acre (Value per acre times assessment level)									\$ 75.29
Rounded Assessed Value:									\$ 75.00

4th Class Pasture									
A	B	C	D	E	F	G	H	I	J
Year	Gross Rent Per AUM	AUMS Per Acre	Gross Income (B*C)	Management Expense % of Gross	Adjusted Gross Income (D-(D*E))	Fence, Ditch Water, Maintenance, Insurance	Net Operating Income (F-G)	5-Year Weight	Weighted Average NOI (H*I)
2006	12.00	1.5	18.00	6.17%	16.89	9.08	7.81	0.3333	2.60
2005	17.00	1.5	25.50	6.17%	23.93	9.08	14.85	0.2667	3.96
2004	13.74	1.5	20.61	6.17%	19.34	9.08	10.26	0.2000	2.05
2003	12.29	1.5	18.44	6.17%	17.30	9.08	8.22	0.1333	1.10
2002	12.07	1.5	18.11	6.17%	16.99	9.08	7.91	0.0667	0.53
Five-year weighted average of net operating income:					Income stream:				\$ 10.24
Capitalization Rate:							10.25%		
Value / Acre (Income stream / cap rate)									\$ 99.90
Level of Assessment:							35.00%		
Assessed Value/Acre (Value per acre times assessment level)									\$ 34.97
Rounded Assessed Value:									\$ 35.00

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Grazing Land Value per Acre

1st Class Grazing											
A	B	C	D	E	F	G	H	I	J	K	L
Year	Gross Rent Per AUM	Acres Required	Grazing Period # Months	Total Acres Required (C*D)	Season Return (B*D)	Gross Income Per Acre (F/E)	Fence, Ditch Water, Maintenance, Insurance Expense 10% of G	Management Expense 2.08% of G	Net Operating Income (G-(H+I))	5-year Weight	Weighted Average NOI
2006	4.50	2	5	10	22.50	2.25	0.23	0.05	1.97	0.3333	0.66
2005	4.87	2	5	10	24.35	2.44	0.24	0.05	2.15	0.2667	0.57
2004	4.27	2	5	10	21.35	2.14	0.21	0.04	1.89	0.2000	0.38
2003	2.60	2	5	10	13.00	1.30	0.13	0.03	1.14	0.1333	0.15
2002	3.00	2	5	10	15.00	1.50	0.15	0.03	1.32	0.0667	0.09
Five-year weighted average of net operating income: Income stream:											\$ 1.85

Capitalization Rate: 10.25%

Value / Acre (Income stream / cap rate) \$ 18.05

Level of Assessment: 35.00%

Assessed Value/Acre (Value per acre times assessment level) \$ 6.32

Rounded Assessed Value: **\$ 6.32**

2nd Class Grazing											
A	B	C	D	E	F	G	H	I	J	K	L
Year	Gross Rent Per AUM	Acres Required	Grazing Period # Months	Total Acres Required (C*D)	Season Return (B*D)	Gross Income Per Acre (F/E)	Fence, Ditch Water, Maintenance, Insurance Expense 7% of (G)	Management Expense 2.08% of G	Net Operating Income (G-(H+I))	5-year Weight	Weighted Average NOI
2006	4.50	4	5	20	22.50	1.13	0.08	0.02	1.03	0.3333	0.34
2005	4.87	4	5	20	24.35	1.22	0.09	0.03	1.10	0.2667	0.29
2004	4.27	4	5	20	21.35	1.07	0.07	0.02	0.98	0.2000	0.20
2003	2.60	4	5	20	13.00	0.65	0.05	0.01	0.59	0.1333	0.08
2002	3.00	4	5	20	15.00	0.75	0.05	0.02	0.68	0.0667	0.05
Five-year weighted average of net operating income: Income stream:											0.96

Capitalization Rate: 10.25%

Value / Acre (Income stream / cap rate) \$ 9.37

Level of Assessment: 35.00%

Assessed Value/Acre (Value per acre times assessment level) \$ 3.28

Rounded Assessed Value: **\$ 3.28**

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Grazing Land Value per Acre

3rd Class Grazing											
A	B	C	D	E	F	G	H	I	J	K	L
Year	Gross Rent Per AUM	Acres Required	Grazing Period # Months	Total Acres Required (C*D)	Season Return (B*D)	Gross Income Per Acre (F/E)	Fence, Ditch Water, Maintenance, Insurance Expense 3% of G	Management Expense 2.08% of G	Net Operating Income (G-(H+I))	5-year Weight	Weighted Average NOI
2006	4.50	6	5	30	22.50	0.75	0.02	0.02	0.71	0.3333	0.24
2005	4.87	6	5	30	24.35	0.81	0.02	0.02	0.77	0.2667	0.21
2004	4.27	6	5	30	21.35	0.71	0.02	0.01	0.68	0.2000	0.14
2003	2.60	6	5	30	13.00	0.43	0.01	0.01	0.41	0.1333	0.05
2002	3.00	6	5	30	15.00	0.50	0.02	0.01	0.47	0.0667	0.03
Five-year weighted average of net operating income: Income stream:											\$ 0.67
Capitalization Rate:										10.25%	
Value / Acre (Income stream / cap rate)											\$ 6.54
Level of Assessment:										35.00%	
Assessed Value/Acre (Value per acre times assessment level)											\$ 2.29
Rounded Assessed Value:											\$ 2.29

4th Class Grazing

Fourth class grazing is deemed to have minimal value. Pursuant to NRS 361.230 (1), no patented land of any description in the state of Nevada owned by any individual, partnership, association, estate, corporation or otherwise, and no land held under any state land contract, shall be assessed for less than \$1.25 per acre by the county assessors of the various counties.

Value / Acre (Income stream / cap rate)	\$ 3.57
Level of Assessment:	35.00%
Assessed Value/Acre (Value per acre times assessment level)	\$ 1.25

Nevada Department of Taxation

Cultivated Land Value per Acre

Intensive Use Lands

The formula adopted by the Tax Commission reflects the idea that intensive use lands have a value approximately 30% greater than cultivated lands. The formula used to estimate the value of intensive use lands is the value of 1st cultivated divided by 2nd cultivated times 1st cultivated. In effect it reflects the percentage of difference in value between 1st and 2nd cultivated lands to reflect a graduated value line.

1st Class Cultivated	=	\$	140.00	Assessed Value per Acre
2nd Class Cultivated	=	\$	109.00	Assessed Value per Acre
\$ 140.00	divided by	\$ 109.00	=	1.28
\$ 140.00	x	1.28	=	\$179.00 Assessed value per acre

ASSESSMENT OF OPEN-SPACE REAL PROPERTY

Except Golf Course Open-Space Property

Procedures

NRS 361A.170 requires the governing bodies of every city or county, as part of their master plan, to establish and promote the conservation, maintenance and protection of open-space property. If a property is designated as open-space property, it is eligible for an open-space use assessment.

With the exception of property designated as open-space golf course property, open-space use applications are filed with county assessors who forward the applications to the county commissioners or city governing body. The county commissioners or governing bodies evaluate open-space use assessment applications and take action based on procedures adopted by ordinance.

Pursuant to NRS 361A.220 (2) assessors must maintain records of open-space use assessments and make these records available to any person upon request. They must notify property owners of their open-space use assessments in the same manner used to notify property owners of their taxable value assessments. The notice must contain the following statement: **Deferred taxes will become due on this parcel if it is converted to a higher use.**

Pursuant to NRS 361A.050, historic sites may qualify for open-space use assessment. The following conditions must be met:

1. Department of Cultural Affairs, State Historic Preservation Office must designate the site as historical.
2. In addition, an historic site must meet the requirements of NRS 361A.170 through 361A.210.

In addition, pursuant to NRS 361A.070, property used as a golf course is classified as open-space real property and must be assessed as an open-space use. The methods used to value open-space golf course property are contained in temporary regulations adopted by the Tax Commission and effective December 11, 2006. The temporary regulations are in the Appendix of this Bulletin.

Valuation Methodology – Open Space Property Except Golf Courses

If an application is approved, the assessor calculates an open-space use assessment by discounting the property's equalized taxable value. The Nevada Tax Commission adopted a formula in which open-space use assessments receive a discount of 9 percent for a term of 3 and 1/2 years.

To apply this discount, multiply the taxable value of the open-space property by the factor of .74. The assessed value is 35 percent of the open-space use value. If the qualified property is a historic site with both land and improvements, apply the .74 factor to the equalized taxable value of both land and improvements.

Example

The subject property qualifies as open-space land. The equalized taxable value of comparable land nearby, which is not open-space land, is \$10,000 per acre. The equalized taxable value of the subject's improvements, an older historic residence, is \$40,000.

Land	$\$10,000 \times .74 = \$7,400$	$\times 35\% =$	\$ 2,590
Improvements	$\$40,000 \times .74 = \$29,600$	$\times 35\% =$	<u>\$10,360</u>
Total assessed based on open-space use		=	\$12,950

The assessor should record for tax deferral purposes the following:

Land	$\$10,000 \times 35\% =$	\$ 3,500
Improvements	$\$40,000 \times 35\% =$	\$14,000
Total Assessed Value	=	\$17,500

Equalize an open-space property's taxable value with the taxable values of comparable surrounding properties. Reappraise the open-space property with other properties in the normal reappraisal cycle. If the taxable value increases or decreases during reappraisal, make the appropriate adjustments to the open-space use valuation.

ASSESSMENT OF GOLF COURSES

Procedures

NRS 361A.090 Legislative declaration. [Effective July 1, 2006.]

2. The Legislature hereby declares that it is in the best interest of the State to maintain, preserve, conserve and otherwise continue in existence adequate agricultural and open-space lands and the vegetation thereon to assure continued public health and the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of the State and its citizens.

3. The Legislature hereby further finds and declares that the use of real property and improvements on that real property as a golf course achieves the purpose of conserving and enhancing the natural and scenic resources of this State and promotes the conservation of open space.

NRS 361A.040 “Open-space real property” defined. [Effective July 1, 2006.] “Open-space real property” means:

3. Land that is used as a golf course.

NRS 361A.170 Designations or classifications of property for open-space use; procedures and criteria. [Effective July 1, 2006.]

1. Property used as a golf course is hereby designated and classified as open-space real property and must be assessed as an open-space use.

NRS 361A.0315 “Golf course” defined. [Effective July 1, 2006.]

1. “Golf course” means:

(a) Real property that may be used for golfing or golfing practice by the public or by the members and guests of a private club; and

(b) Improvements to that real property, including, without limitation, turf, bunkers, trees, irrigation, lakes, lake liners, bridges, practice ranges, golf greens, golf tees, paths and trails.

2. The term does not include:

(a) A commercial golf driving range that is not operated in conjunction with a golf course.

(b) A clubhouse, pro shop, restaurant or other building that is associated with a golf course.

(Added to NRS by [2005, 2663](#), effective July 1, 2006)

Valuation Methodology

NRS 361A.225 Determination of value for open-space use of real property used as golf course. [Effective July 1, 2006.]

1. For the purposes of [NRS 361A.220](#), the value for open-space use of real property used as a golf course in a fiscal year is equal to the sum of:

(a) The value of the land; and

(b) The value of the improvements made to the real property before that fiscal year as adjusted for obsolescence,

↪ determined in accordance with the manual established pursuant to subsection 2.

2. The Nevada Tax Commission shall establish a manual for determining the value for open-space use of real property used as a golf course. The manual must:

(a) Require the use of such standards and modifiers, as published or furnished by the Marshall and Swift Publication Company, as the Nevada Tax Commission determines to be applicable.

(b) For the purpose of determining the value of the land, define various classifications of golf courses and provide for the valuation of each such classification in a manner that is consistent with the provisions of [NRS 361.227](#), except that the value of the land must not be determined to exceed the product of \$2,860 per acre multiplied by 1 plus the percentage change in the Consumer Price Index (All Items) for July 1 of the current year as compared to July 1, 2004.

Example

NRS 361A.0315 “Golf course” defined. [Effective July 1, 2006.]

1. “Golf course” means:
 - (a) Real property that may be used for golfing or golfing practice by the public or by the members and guests of a private club; and
 - (b) Improvements to that real property, including, without limitation, turf, bunkers, trees, irrigation, lakes, lake liners, bridges, practice ranges, golf greens, golf tees, paths and trails.
 2. The term does not include:
 - (a) A commercial golf driving range that is not operated in conjunction with a golf course.
 - (b) A clubhouse, pro shop, restaurant or other building that is associated with a golf course.
- (Added to NRS by [2005, 2663](#), effective July 1, 2006)

NRS 361A.040 “Open-space real property” defined. [Effective July 1, 2006.] “Open-space real property” means:

1. Land:
 - (a) Located within an area classified pursuant to [NRS 278.250](#) and subject to regulations designed to promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment; and
 - (b) Devoted exclusively to open-space use.
2. The improvements on the land described in subsection 1 that is used primarily to support the open-space use and not primarily to increase the value of surrounding developed property or secure an immediate monetary return.
3. Land that is used as a golf course.

NRS 361A.050 “Open-space use” defined. [Effective July 1, 2006.] “Open-space use” means the current employment of land, the preservation of which use would conserve and enhance natural or scenic resources, protect streams and water supplies, maintain natural features which enhance control of floods or preserve sites designated as historic by the Office of Historic Preservation of the Department of Cultural Affairs. The use of real property and the improvements on that real property as a golf course shall be deemed to be an open-space use of the land.

(Added to NRS by 1975, 1756; A 1979, 208; 1987, 432; 1993, 1576; [2001, 940](#); [2005, 2664](#), effective July 1, 2006)

NRS 361A.090 Legislative declaration. [Effective July 1, 2006.]

1. It is the intent of the Legislature to:
 - (a) Constitute agricultural and open-space real property as a separate class for taxation purposes; and
 - (b) Provide a separate plan for:
 - (1) Appraisal and valuation of such property for assessment purposes; and
 - (2) Partial deferred taxation of such property with tax recapture as provided in [NRS 361A.280](#) and [361A.283](#).
2. The Legislature hereby declares that it is in the best interest of the State to maintain, preserve, conserve and otherwise continue in existence adequate agricultural and open-space lands and the vegetation thereon to assure continued public health and the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of the State and its citizens.
3. The Legislature hereby further finds and declares that the use of real property and improvements on that real property as a golf course achieves the purpose of conserving and enhancing the natural and scenic resources of this State and promotes the conservation of open space.

(Added to NRS by 1975, 1756; A 1991, 2101; [2005, 2664](#), effective July 1, 2006)

NRS 361A.170 Designations or classifications of property for open-space use; procedures and criteria. [Effective July 1, 2006.]

1. Property used as a golf course is hereby designated and classified as open-space real property and must be assessed as an open-space use.
2. In addition to the designation and classification of a golf course as open-space real property pursuant to subsection 1, the governing body of each city or county shall, from time to time, specify by resolution additional designations or classifications under its master plan that are designed to promote the conservation of open space, the maintenance of natural features for control of floods and the protection of other natural and scenic resources from unreasonable impairment.
3. The board of county commissioners shall, from time to time, adopt by ordinance procedures and criteria which must be used in considering an application for open-space use assessment based on a designation or

classification adopted pursuant to subsection 2. The criteria may include requirements respecting public access to and the minimum size of the property.

(Added to NRS by 1975, 1757; A 1987, 432, 677; [2005, 2665](#), effective July 1, 2006)

NRS 361A.225 Determination of value for open-space use of real property used as golf course. [Effective July 1, 2006.]

1. For the purposes of [NRS 361A.220](#), the value for open-space use of real property used as a golf course in a fiscal year is equal to the sum of:

(a) The value of the land; and

(b) The value of the improvements made to the real property before that fiscal year as adjusted for obsolescence, ↪ determined in accordance with the manual established pursuant to subsection 2.

2. The Nevada Tax Commission shall establish a manual for determining the value for open-space use of real property used as a golf course. The manual must:

(a) Require the use of such standards and modifiers, as published or furnished by the Marshall and Swift Publication Company, as the Nevada Tax Commission determines to be applicable.

(b) For the purpose of determining the value of the land, define various classifications of golf courses and provide for the valuation of each such classification in a manner that is consistent with the provisions of [NRS 361.227](#), except that the value of the land must not be determined to exceed the product of \$2,860 per acre multiplied by 1 plus the percentage change in the Consumer Price Index (All Items) for July 1 of the current year as compared to July 1, 2004.

(c) For the purpose of determining the value of the improvements made to the real property, require the use of such factors as the Nevada Tax Commission determines to be appropriate. Those factors must include, for the purpose of determining obsolescence, a factor for golf courses that are not used on a consistently frequent basis each month of the year, which is based upon the actual number of rounds of golf played on the golf course in relation to the number of rounds that could have been played under optimum conditions.

(Added to NRS by [2005, 2663](#), effective July 1, 2006)

Chapter 361A of NAC

LCB File No. T001-07

ADOPTED TEMPORARY REGULATION OF
THE NEVADA TAX COMMISSION

Filed with Secretary of State December 11, 2006

EXPLANATION – Matter in *italics* is new; matter in brackets ~~[omitted material]~~ is material to be omitted.

AUTHORITY: NRS 360.090, 361A.225 and 361A.280.

Section 1. Chapter 361A of NAC is hereby amended by adding thereto the provisions set forth as sections 2 to 15, inclusive, of this regulation.

Sec. 2. As used in sections 2 to 15, inclusive, of this regulation, unless the context otherwise requires, the words and terms defined in sections 3 to 8, inclusive, of this regulation have the meanings ascribed to them in those sections.

Sec. 3. “Converted to a higher use” has the meaning ascribed to it in NRS 361A.031.

Sec. 4. “Golf course” has the meaning ascribed to it in NRS 361A.0315.

Sec. 5. “Golf course land” means the land underlying:

- 1. A golf course;*
- 2. Any related improvements used in connection with that golf course; and*
- 3. Any appurtenant areas that are necessary for the use of any property described in subsection 1 or 2.*

Sec. 6. “Golfing improvements” means any improvements to land which are typical and necessary for the use of the property as a golf course, including, without limitation, tees,

fairways, bunkers, greens, trees, turf, irrigation, lakes, lake liners, bridges, practice ranges, cart paths, trails and service roads.

Sec. 7. “Marshall and Swift” means the applicable manual published or furnished by the Marshall and Swift Publication Company, as that manual existed on October 1 of the year immediately preceding the current assessment year.

Sec. 8. “Related improvements” means any improvements to land, other than golfing improvements, which are used in connection with a golf course, including, without limitation, clubhouses, pro shops, restaurants, parking lots, swimming pools, tennis courts, maintenance buildings and areas, and nurseries.

Sec. 9. The provisions of sections 2 to 15, inclusive, of this regulation apply to the determination by a county assessor of the taxable value of real property used as a golf course for the purposes of chapter 361A of NRS.

Sec. 10. A county assessor shall:

1. Determine the taxable value of the golf course land in the same manner as the county assessor would determine the value of the land for other than open-space use;

2. Multiply the acreage of the golf course land by the product of \$2,860 per acre multiplied by 1 plus the percentage change in the Consumer Price Index (All Items) for July 1 immediately preceding the date of valuation as compared to July 1, 2004; and

3. If the value calculated under subsection 1 is greater than or equal to the value calculated under subsection 2, then the county assessor shall use the taxable value as calculated under subsection 2 as the open space value of golf course land. If the value calculated under subsection 1 is less than the value calculated under subsection 2, then the

county assessor shall use the product of the value calculated under subsection 1 multiplied by an open-space discount factor of .74, as the open space value of golf course land.

Sec. 11. A county assessor shall:

1. Determine the replacement cost of the golfing improvements as provided in section 12 of this regulation;

2. Subtract from the amount determined pursuant to subsection 1 an amount for the depreciation of the golfing improvements, calculated at 1.5 percent of the amount determined pursuant to subsection 1 for each year of the adjusted actual age of the golfing improvements, up to a maximum of 50 years; and

3. Multiply the remainder determined pursuant to subsection 2 by a factor for the obsolescence of the golfing improvements, calculated as provided in section 13 of this regulation.

Sec. 12. 1. For the purposes of subsection 1 of section 11 of this regulation, a county assessor shall determine the replacement cost of the golfing improvements for a golf course in accordance with the provisions of this section.

2. Except as otherwise provided in subsection 3, the class of a golf course must be determined by the sum of the number of points assigned to the golf course in accordance with the following criteria:

(a) A golf course must be assigned the number of points which is most nearly equal to the amount calculated by:

(1) Dividing the number 18 by the number of holes of the golf course; and

(2) Multiplying the figure obtained pursuant to subparagraph (1) by the total acreage of the golf course land.

(b) If the slope rating of a golf course, as designated by the United States Golf Association, exceeds 94, the golf course must be assigned the number of points which is equal to the amount calculated by subtracting 94 from that slope rating and multiplying the remainder by 5.

(c) If the total yardage of a golf course exceeds 5,000 yards, as determined from the tee which is farthest from each hole, the golf course must be assigned the number of points which is most nearly equal to the amount calculated by subtracting 5,000 from that total yardage and multiplying the remainder by .05.

(d) If par for a golf course:

(1) Is 72 or more, the golf course must be assigned 80 points;

(2) Is 71, the golf course must be assigned 60 points;

(3) Is 70, the golf course must be assigned 40 points;

(4) Is 60 or more but less than 70, the golf course must be assigned 30 points; or

(5) Is less than 60, the golf course must be assigned 20 points.

(e) If a golf course has:

(1) Above average water features, except as otherwise provided in subparagraph (2), the golf course must be assigned 10 points; or

(2) Extensive and elaborate water features which come into play on a majority of the holes, the golf course must be assigned 30 points.

(f) If a golf course has:

(1) Above average landscaping, except as otherwise provided in subparagraph (2), the golf course must be assigned 10 points; or

(2) Extensive and elaborate landscaping, including many large, transplanted trees, the golf course must be assigned 30 points.

(g) If the total number of points assigned to a golf course pursuant to paragraphs (a) to (f), inclusive:

(1) Does not exceed 300, the golf course must be designated as a class I course;

(2) Is greater than 300 and does not exceed 450, the golf course must be designated as a class II course;

(3) Is greater than 450 and does not exceed 540, the golf course must be designated as a class III course;

(4) Is greater than 540 and does not exceed 610, the golf course must be designated as a class IV standard course;

(5) Is greater than 610 and does not exceed 650, the golf course must be designated as a class IV good championship course; or

(6) Is greater than 650, the golf course must be designated as a class IV excellent championship course.

3. If any information necessary to determine the class of a golf course pursuant to subsection 2 is unavailable, a county assessor shall use his best judgment to determine the class of the golf course.

4. A county assessor shall assign a cost per hole to a golf course which, except as otherwise provided in this subsection, must be within the cost range per hole for the class of the golf course as specified at section 67, page 1 of Marshall and Swift or successor provision thereof. The county assessor may assign a cost per hole which exceeds the maximum amount of that cost range only by:

(a) A maximum amount of 3 percent as appropriate to account for any excessive grading required for the golf course land; and

(b) The appropriate recreational facilities multiplier and local cost multiplier as specified in Marshall and Swift.

5. The replacement cost of the golfing improvements must be calculated by:

(a) Multiplying the appropriate cost per hole, as determined pursuant to subsection 4 for the class of the golf course, by the number of holes of the golf course; and

(b) Adding the amount of any additional unit costs for bridges, man-made water features and special drainage requirements, as specified in Marshall and Swift, to the amount determined pursuant to paragraph (a).

Sec. 13. For the purposes of subsection 3 of section 11 of this regulation, a county assessor shall:

1. Determine the number of rounds of golf played on a golf course during the 12-month period ending on June 30 immediately preceding the date of valuation;

2. Determine the number of rounds of golf played on that golf course during the busiest month of that period;

3. Multiply the number determined pursuant to subsection 2 by 12;

4. Divide the number determined pursuant to subsection 1 by the number determined pursuant to subsection 3; and

5. Apply the figure determined pursuant to subsection 4 as the factor for the obsolescence of the golfing improvements.

Sec. 14. A county assessor shall:

1. Except as otherwise provided in subsection 3:

(a) Determine the taxable value for open-space use of real property used as a golf course by adding the amounts determined pursuant to subsection 3 of section 10 of this regulation and subsection 3 of section 11 of this regulation;

(b) Determine the taxable value of any related improvements used in connection with that golf course in the same manner as the county assessor would determine the value of similar improvements that are not used in connection with a golf course; and

(c) Determine the taxable value of any personal property used in connection with that golf course in the same manner as the county assessor would determine the value of similar property that is not used in connection with a golf course;

2. Add the amounts determined pursuant to subsection 1; and

3. If the sum determined pursuant to subsection 2 exceeds the full cash value of the golf course and any related improvements and personal property used in connection with that golf course, when valued as a single unit, reduce the total taxable value of the golf course and any related improvements and personal property used in connection with that golf course to that full cash value.

Sec. 15. If a golf course or any portion thereof is converted to a higher use, the county assessor shall calculate the deferred tax due on the real property converted to a higher use on the basis of the difference between:

1. The taxable value of that property for each pertinent fiscal year as determined in accordance with sections 10 to 14, inclusive, of this regulation; and

2. The taxable value of that property for each pertinent fiscal year as determined by adding:

(a) The applicable amount determined pursuant to subsection 1 of section 10 of this regulation; and

*(b) The applicable product determined pursuant to subsection 3 of section 11 of this regulation,
except that for the purposes of this subsection, the taxable value of that property must not exceed its full cash value.*

Sec. 16. This regulation becomes effective upon filing with the Secretary of State and applies retroactively to the tax year commencing on July 1, 2006.

Appendix

Nevada Department of Taxation

Appendix

2006

Nevada Agricultural Statistics Service

Month	Average Price	
	Alfalfa Hay	All Hay
January	\$ 102.00	\$ 105.00
February	\$ 106.00	\$ 107.00
March	\$ 112.00	\$ 114.00
April	\$ 100.00	\$ 105.00
May	\$ 102.00	\$ 105.00
June	\$ 113.00	\$ 115.00
July	\$ 122.00	\$ 122.00
August	\$ 127.00	\$ 128.00
September	\$ 114.00	\$ 115.00
October	\$ 118.00	\$ 118.00
November	\$ 122.00	\$ 123.00
December	\$ 128.00	\$ 128.00
Median Price	\$ 113.50	\$ 115.00

FEED REQUIREMENT CHART ANIMALS PER ACRE PER YEAR

	1 st Cult	2 nd Cult	3 rd Cult	4 th Cult	1 st Pasture Wild Hay	2 nd Pasture Wild Hay	3 rd Pasture	4 th Pasture	1 st Grazing	2 nd Grazing	3 rd Grazing	4 th Grazing
BEEF CATTLE												
Mature Cow and Calf	0.83	0.73	0.52	0.36	0.33	0.29	0.21	0.13	0.021	0.017	0.009	0.007
Mature Bull	0.64	0.56	0.40	0.28	0.26	0.22	0.16	0.10	0.016	0.013	0.007	0.005
Yearling	1.11	0.97	0.69	0.49	0.44	0.39	0.28	0.17	0.028	0.022	0.012	0.009
Calves	1.67	1.46	1.04	0.73	0.67	0.58	0.42	0.25	0.042	0.033	0.018	0.013
Steers	0.83	0.73	0.52	0.36	0.33	0.29	0.21	0.13	0.021	0.017	0.009	0.007
DAIRY CATTLE												
Mature Cow	0.69	0.61	0.43	0.30	0.28	0.24	0.17	0.10	0.017	0.014	0.008	0.006
Dairy Bull	0.64	0.56	0.40	0.28	0.26	0.22	0.16	0.10	0.016	0.013	0.007	0.005
Yearling	1.26	1.10	0.79	0.55	0.51	0.44	0.32	0.19	0.032	0.025	0.014	0.010
Calves	2.08	1.82	1.30	0.91	0.83	0.73	0.52	0.31	0.052	0.042	0.023	0.017
SHEEP												
Ewe and Lamb	4.17	3.65	2.60	1.82	1.67	1.46	1.04	0.63	0.104	0.083	0.046	0.033
Mature Buck	4.17	3.65	2.60	1.82	1.67	1.46	1.04	0.63	0.104	0.083	0.046	0.033
Lambs	5.56	4.86	3.47	2.43	2.22	1.94	1.39	0.83	0.139	0.111	0.061	0.044
SWINE												
Sow and Litter	1.67	1.46	1.04	0.73	0.67	0.58	0.42	0.25	0.042	0.033	0.018	0.013
Boar	1.67	1.46	1.04	0.73	0.67	0.58	0.42	0.25	0.042	0.033	0.018	0.013
Pig, (4 mos.)	3.33	2.92	2.08	1.46	1.33	1.17	0.83	0.50	0.083	0.067	0.037	0.027
Pig, (6 mos.)	2.08	1.82	1.30	0.91	0.83	0.73	0.52	0.31	0.052	0.042	0.023	0.017
HORSES												
Mature Adult	0.64	0.56	0.40	0.28	0.26	0.22	0.16	0.10	0.016	0.013	0.007	0.005
Yearling	0.83	0.73	0.52	0.36	0.33	0.29	0.21	0.13	0.011	0.017	0.009	0.007
Weanling	1.11	0.97	0.69	0.49	0.44	0.39	0.28	0.17	0.028	0.022	0.012	0.009

Land used in the feeding, breeding, management and sale of livestock, poultry or the produce thereof must be capable of providing more than one-half of the feed required during the year. This chart provides the total number of **animals possible per acre per year**. A qualified property must be of sufficient size and capacity to produce more than one-half of the feed required during that year.

Source: University of Nevada, Reno College of Agriculture and the U. S. Department of Agriculture Extension Service

FEED REQUIREMENT CHART ACRES PER ANIMAL PER YEAR

	1 st Cult	2 nd Cult	3 rd Cult	4 th Cult	1 st Pasture Wild Hay	2 nd Pasture Wild Hay	3 rd Pasture	4 th Pasture	1 st Grazing	2 nd Grazing	3 rd Grazing	4 th Grazing
BEEF CATTLE												
Mature Cow and Calf	1.20	1.37	1.92	2.74	3.00	3.43	4.80	8.00	48.0	60.0	109.1	150.0
Mature Bull	1.56	1.78	2.50	3.57	3.90	4.46	6.24	10.40	62.4	78.0	141.8	195.0
Yearling	0.90	1.03	1.44	2.06	2.25	2.57	3.60	6.00	36.0	45.0	81.8	112.5
Calves	0.60	0.69	0.96	1.37	1.50	1.71	2.40	4.00	24.0	30.0	54.5	75.0
Steers	1.20	1.37	1.92	2.74	3.00	3.43	4.80	8.00	48.0	60.0	109.1	150.0
DAIRY CATTLE												
Mature Cow	1.44	1.65	2.30	3.29	3.60	4.11	5.76	9.60	57.6	72.0	130.9	180.0
Dairy Bull	1.56	1.78	2.50	3.57	3.90	4.46	6.24	10.40	62.4	78.0	141.8	195.0
Yearling	0.79	0.91	1.27	1.81	1.98	2.26	3.17	5.28	31.7	39.6	72.0	99.0
Calves	0.48	0.55	0.77	1.10	1.20	1.37	1.92	3.20	19.2	24.0	43.6	60.0
SHEEP												
Ewe and Lamb	0.24	0.27	0.38	0.55	0.60	0.69	0.96	1.59	9.6	12.0	21.8	30.0
Mature Buck	0.24	0.27	0.38	0.55	0.60	0.69	0.96	1.59	9.6	12.0	21.8	30.0
Lambs	0.18	0.21	0.29	0.41	0.45	0.51	0.72	1.20	7.2	9.0	16.4	22.5
SWINE												
Sow and Litter	0.60	0.69	0.96	1.37	1.50	1.71	2.40	4.00	24.0	30.0	54.5	75.0
Boar	0.60	0.69	0.96	1.37	1.50	1.71	2.40	4.00	24.0	30.0	54.5	75.0
Pig, (4 mos.)	0.30	0.34	0.48	0.69	0.75	0.86	1.20	2.00	12.0	15.0	27.3	37.5
Pig, (6 mos.)	0.48	0.55	0.77	1.10	1.20	1.37	1.92	3.20	19.2	24.0	43.6	60.0
HORSES												
Mature Adult	1.56	1.78	2.50	3.57	3.90	4.46	6.24	10.40	62.4	78.0	141.8	195.0
Yearling	1.20	1.37	1.92	2.74	3.00	3.43	4.80	8.00	48.0	60.0	109.1	150.0
Weanling	0.90	1.03	1.44	2.06	2.25	2.57	3.60	6.00	36.0	45.0	81.8	112.5

Land used in the feeding, breeding, management and sale of livestock, poultry and the produce thereof must be capable of providing more than one-half of the feed required during the year. This chart provides the **total acreage needed to sustain the specified animal for one year**. A qualified property must be of sufficient size and capacity to produce more than one-half of the feed required during that year.

Source: University of Nevada, Reno College of Agriculture and the U. S. Department of Agriculture Extension Service