STATE OF NEVADA

DEPARTMENT OF TAXATION

2002-2003

PERSONAL PROPERTY MANUAL

PREPARED BY THE

DIVISION OF ASSESSMENT STANDARDS

MAY 1, 2001

May 1, 2001 the Nevada Tax Commission adopted schedules of cost conversion factors and depreciation for personal property, billboards, and mobile homes classified as personal property. The schedules of depreciation and cost conversion factors herein listed apply to the 2002-03 secured and unsecured tax rolls.

Portions of the Nevada Administrative Code and Nevada Revised Statutes are reprinted to assist in the assessment and computation of taxable value of personal property.

GENERAL INFORMATION

NRS 361.030 "Personal property" defined.

1. "Personal property" means:

    (a) All household and kitchen furniture.

    (b) All law, medical and miscellaneous libraries All law, medical and miscellaneous libraries

    (c) All goods, wares and merchandise.

    (d) All chattels of every kind and description, except vehicles as defined in NRS 371.020.

    (e) Stocks of goods on hand.

    (f) Any vehicle not included in the definition of vehicle in NRS 371.020

    (g) All locomotives, cars, rolling stock and other personal property used in operating any railroad within the state.

    (h) All machines and machinery, all works and improvements, all steamers, vessels and watercraft of every kind and name navigating or used upon the waters of any river or lake within this state or having a general depot or terminus within this state.

    (i) The money, property and effects of every kind, except real estate, of all banks, banking institutions or firms, bankers, moneylenders and brokers.

    (j) All property of whatever kind or nature, except vehicles as defined in NRS 371.020, not included in the term "real estate" as that term is defined in NRS 361.035.

2. Gold-bearing and silver-bearing ores, quartz or minerals from which gold or silver is extracted, when in the hands of the producers thereof, shall not mean, not be taken to mean, nor be listed and assessed under the term "personal property" as used in this section, but are specially excepted therefrom, and shall be listed, assessed and taxed as provided by law.
    [Part 3:344:1953] – (NRS A 1963, 305, 1121; 1983, 1191)

NRS 361.045 Taxable property. Except as otherwise provided by law, all property of every kind and nature whatever within this state shall be subject to taxation.
[Part 1:344:1953;A 1954, 29; 1955, 340]

Examples of exemptions are:

NRS 361.068 Business inventories and consumables, livestock, bees, certain pipe and agricultural equipment, boats, campers, computers and related equipment donated to schools and fine art for public display exempted; establishment of de minimis exemption for personal property. [Effective until June 30, 2003.]

1. The following property is exempt from taxation:

   (a) Personal property held for sale by a merchant;

   (b) Personal property held for sale by a manufacturer;

   (c) Raw materials and components held by a manufacturer for manufacture into products, and supplies to be consumed in the process of manufacture;

   (d) Tangible personal property purchased by a business which will be consumed during the operation of the business;

   (e) Livestock;

   (f) Colonies of bees;

   (g) Pipe and other agricultural equipment used to convey water for the irrigation of legal crops;

   (h) All boats; and

   (i) Slide-in campers and camper shells.

   (j) Except as otherwise provided in NRS 361.186, fine art for public display; and

   (k) Computers and related equipment donated for use in schools in this state.

2. The Nevada Tax Commission may exempt from taxation that personal property for which the annual taxes would be less than the cost of collecting those taxes. If such an exemption is provided, the Nevada Tax Commission shall annually determine the average cost of collecting property taxes in this state which must be used in determining the applicability of the exemption.

3. A person claiming the exemption provided for in paragraph (j) of subsection 1 shall:

   (a) On or before June 15 for the next ensuing fiscal year, file with the county assessor an affidavit an affidavit declaring that the fine art will, during that ensuing fiscal year, meet all the criteria set forth in paragraph (j) of subsection 5; and

(b) During any fiscal year in which he claims the exemption, make available for educational purposes and not for resale, upon written request and without charge to any public school as defined in NRS 385.007, private school as defined in 394.103 and parent of a child who receives instruction in a home pursuant to NRS 392.070, one copy of a poster depicting the fine art that the facility has on public display if such a poster is available for purchase by the public at the time of the request.

4. To qualify for the exemption provided in paragraph (k) of subsection 1, a taxpayer must donate the property through a foundation or organization, not for profit, that accepts such property for use in schools in this state. The foundation or organization shall issue a voucher identifying each item of property donated. To obtain the benefit of the exemption, the taxpayer must apply to the county assessor and tender the voucher. The county assessor shall compute the assessed value of the property for the year in which the donation was made using the original cost and the year of acquisition. The county assessor shall allow a credit of that amount against the personal property assessment for the year following the donation.

5. As used in this section:

(a) "Boat" includes any vessel or other watercraft, other than a seaplane, used or capable of being used as a means of transportation on the water

(b) "Fine art for public display" means a work of art which:

(1) Except as otherwise provided in subparagraph (2), means a work of art which:

(I) Is an original painting in oil, mineral, water colors, vitreous enamel, pastel or other medium, an original mosaic, drawing or sketch, an original sculpture of clay, textiles, fiber, wood, metal, plastic, glass or a similar material, an original work of media or a lithograph;

(II) Was purchased in an arm's length transaction for $25,000 or more, or has an appraised value of $25,000 or more;

(III) Is on public display in a public or private art gallery, museum or other building or area in this state for at least 20 hours per week during at least 35 weeks of each year for which the exemption is claimed or, if the facility displaying the fine art disposed of it before the end of that year, during at least two-thirds of the full weeks during which the facility had possession of it, or if the gallery, museum or other building or area in which the fine art will be displayed will not be opened until after the beginning of the fiscal year for which the exemption is claimed, these display requirements must instead be met for the first full fiscal year after the date of opening, and the date of opening must not be later than 2 years after the purchase of the fine art being displayed; and

(IV) Is on display in a facility that is available for group tours by pupils or students for at least 5 hours on at least 60 days of each full year for which the exemption is claimed, during which the facility in which it is displayed is open, by prior appointment and at reasonable times, without charge; and

(2) Does not include:

(I) A work of fine art that is a fixture or an improvement to real property,

(II) A work of fine art that constitutes a copy of an original work of fine art, unless the work is a lithograph that is a limited edition and that is signed and numbered by the artist;

(III) Products of filmmaking or photography, including, without limitation, motion pictures;

(IV) Literary works;

(V) Property used in performing arts, including, without limitation, scenery or props for a stage; or

(VI) Property that was created for a functional use other than, or in addition to, its aesthetic qualities, including, without limitation, a classic or custom-built automobile or boat, a sign that advertises a business, and custom or antique furniture, lamps, chandeliers, jewelry, mirrors, doors or windows.

(c) "Personal property held for sale by a merchant" includes property that:

(1) Meets the requirements of sub-sub-paragraphs (I) and (II) if subparagraph (1) of paragraph (b);

(2) Is made for sale within 2 years after it is acquired; and

(3) Is made available for viewing for the public or prospective purchasers, or both, within 2 years after it is acquired, whether or not a fee is charged for viewing it and whether or not it is also used for purposes other than viewing.

(d) "Public display" means the display of a work of fine art where members of the public have access to the work of fine art for viewing during publicly advertised hours. The term does not include the work of a fine art in an area where the public does not generally have access, including, without limitation, a private office, hallway or meeting room of a business, a room of a business used for private lodging and a private residence.

(e) "Pupil" means a person who:

(1) Is enrolled for the current academic year in a public school as defined in NRS 385.007 or a private school as defined in NRS 394.103; or

(2) Receives instruction in a home and is excused from compulsory attendance pursuant to NRS 392.070.

(f) "Student" means a person who is enrolled for the current academic year in:

(1) A community college or university; or

(2) A licensed post-secondary educational institution as defined in NRS 394.099 and a course

concerning fine art.
(Added to NRS by 1979, 79;A 1983,1911; 1987, 854; 1989, 169; 1995, 152, 2709; 1997, 1197, 1569, 2979; 1999, 623, 624, 3198, 3201, effective July 1,2003)

NRS 361.069 Household goods and furniture exempted; exclusion of rental property. Household goods and furniture, other than appliances and furniture which are owned by a person who engages in the business of renting the appliances or furniture to other persons, are exempt from taxation. As used in this section:

1. "Household goods and furniture" includes, without limitation, the following items if used in a residence:

   (a) Clothing;

   (b) Personal effects;

   (c) Gold and silver;

   (d) Jewelry;

   (e) Appliances that are not attached to real property or a mobile home;

   (f) Furniture;

   (g) Recreational equipment not required by NRS to be registered; and

   (h) Portable goods and storage sheds and other household equipment.

2. “Engages in the business of renting appliances or furniture” means:

   (a) Renting or leasing appliances or furniture, or both, to other persons not in conjunction with the rental or lease of a dwelling unit; or

   (b) Renting or leasing appliances or furniture, or both, to other persons in conjunction with the rental or lease of a dwelling unit located in a complex containing five or more dwelling units which are rented or leased by the owner to other persons in conjunction with appliances or furniture, or both
   (Added to NRS by 1979, 1233; A 1983, 1192; 1989, 169; 1997, 1569)
   Other property exemptions are listed in the Nevada Constitution and the Statutes
   See NRS 361.070-361.170.

3. NAC 361.085 “Portable goods and storage sheds and other household equipment” interpreted. (NRS 360.090, 361.069) As used in paragraph (h) of subsection 1 of NRS 361.069, the department shall interpret “portable goods and storage sheds and other household equipment” to include, without limitation:

(a) A portable shed which is less than 120 square feet in area and which does not have a foundation;

(b) A portable carport or aluminum awning which is less than 120 square feet in area and which does not have a foundation;

(c) A satellite dish that is owned by the owner of the dwelling unit or a person who resides in the dwelling unit;

(d) Decorative outdoor lighting;

(e) A freestanding wood stove;

(f) A portable spa;

(g) A swamp cooler or air-conditioning unit that is attachable to the window of dwelling units;

(h) Skirting on a mobile home;

(i) Portable steps on a mobile home; and

(j) Portable tubular panels for a corral.

(Added to NAC by Tax Comm'n by R014-98, eff. 11-20-98)
(Added to NRS by 1979, 1233; A 1983, 1192; 1989, 169; 1997, 1569
Other property exemptions are listed in the Nevada Constitution and Statues.

See NRS 361.070-361.170

Property in Nevada is assessed at 35 percent of the computed taxable value. Each year the assessor is responsible for assessing all property existing in a county (NRS 361.260). The assessor shall provide forms for the reporting of personal property.

NRS 361.265 Written statement concerning personal property: Demand; contents; return of statement; valuation of unlisted property claimed by absent or unknown person; penalties.

1. To enable the county assessor to make assessments, he shall demand from each natural person or firm, and from the president, cashier, treasurer or managing agent of each corporation, association or company, including all banking institutions, associations or firms within his county, a written statement, signed under penalty of perjury, on forms to be furnished by the county assessor of all the personal property within the county, owned, claimed, possessed, controlled or managed by those persons, firms, corporations, associations or companies.

2. The statement must include

   (a) A description of the location of any taxable personal property that is owned, claimed, possessed, controlled or managed by the natural person, firm, corporation, association or company, but stored, maintained or otherwise placed at a location other than the principal residence of the natural person or principal place of business of the firm, corporation, association or company; and
   (b) The cost of acquisition of each item of taxable personal property including the cost of any improvements of the personal property, such as additions to or renovations of the property other than routine maintenance or repairs.

3. The statement must be returned not later than July 31, except for a statement mailed to the taxpayer after July 15, in which case it must be returned within 15 days after demand for its return is made. Upon petition of the property owner showing good cause, the county assessor may grant one or more 30-day extensions.

4. If the owners of any taxable property not listed by another person are absent or unknown, or fail to provide the written statement as described in subsection 1, the county assessor shall make an estimate of the value of the property and assess it accordingly. If the name of the absent owner is known to the county assessor, the property must be assessed in his name. If the name of the owner is unknown to the county assessor, the property must be assessed to "unknown owner"; but no mistake made in the name of the owner or the supposed owner of personal property renders the assessment or any sale of the property for taxes invalid.

5. If any person, officer or agent neglects or refuses on demand of the county assessor or his deputy to give the statement required by this section, or gives a false name, or refuses to give his name or sign the statement, he is guilty of a misdemeanor.

   [Part 5:344:1953] – (NRS A 1967, 558; 1969, 1452; 1981, 327; 1983, 519, 1193; 1985, 748; 1987, 531; 1989, 1820)

NRS 361.505 Migratory property: Definition; placement on unsecured tax roll; proration of tax.

1. As used in NRS 361.505 to 361.5607, inclusive, "migratory property" means any movable personal property, which the county assessor expects will not remain in the county for a full fiscal year.

2. Each county assessor, when he assesses the migratory property of any person liable to taxation, shall place it on the unsecured tax roll.

3. The county assessor shall prorate the tax on migratory property brought into or entering the state or county for the first time during the fiscal year by reducing the tax one twelfth for each full month which has elapsed since the beginning of the fiscal year. Where such property is owned by a person who does own real estate in the county of sufficient value in the county assessor's judgment to pay the taxes on both his real and personal property, the tax on the personal property for the fiscal year in which the property was moved into the state or county, prorated, may be collected all at once or by installments as permitted by NRS 361.483 for property assessed upon the real property tax roll. The tax on personal property first assessed in May or June may be added to the tax on that property for the ensuing fiscal year and collected concurrently with it.
4. The person who pays such taxes is not thereby deprived of his right to have the assessment equalized,

and if, upon equalization, the value is reduced, the taxes paid must be refunded to that person from the county treasury, upon the order of the county or State Board of Equalization in proportion to the reduction of the value made.

[Part 3:81:1897; A 1915, 154; 1929, 327; NCL § 6636] + [59:344:1953] – (NRS A 1957, 576; 1959, 115; 1963, 1273; 1965, 532, 1249; 1977, 1378; 1981, 802; 1983, 1197, 1615)

NRS 361.767 Assessment of personal property that was not assessed or was underassessed.

1. If the county assessor determines that certain personal property was not assessed, he may assess the property based upon its taxable value in the year in which it was not assessed.

2. If the county assessor determines that certain personal property was underassessed because it was incorrectly reported by the owner, the assessor may assess the property based upon its taxable value in the year in which it was underassessed. He may then send an additional tax bill for an amount which represents the difference between the reported value and the taxable value for each year.

3. The assessments provided for in subsections 1 and 2 may be made at any time within 3 years after the end of the fiscal year in which the taxes would have been due. The tax bill must specify the fiscal year for which the tax is due and the applicable rate and whether it is for property which was not assessed or for property which was underassessed.

4. If property is not assessed or is under assessed because the owner submitted an incorrect written statement or failed to submit a written statement required pursuant to subsection 1 of NRS 361.265, there must be added to the taxes due a penalty in the amount of 20 percent of the tax for each year the property was not assessed or was under assessed. The county assessor may waive this penalty if he finds extenuating circumstances sufficient to justify the waiver.

(Added to NRS by 1987, 530; A 1999, 2774)

DETERMINATION OF VALUE

Pursuant to NRS 361.227 . . .

4. The taxable value of other taxable personal property, except mobile homes, must be determined by subtracting from the cost of replacement of the property all applicable depreciation and obsolescence. Depreciation of a billboard must be calculated at 1.5 percent of the cost of replacement for each year after the year of acquisition of the billboard, up to a maximum of 50 years.

5. The computed taxable value of any property must not exceed its full cash value. Each person determining the taxable value of property shall reduce it if necessary to comply with this requirement. A person determining whether taxable value exceeds full cash value or whether obsolescence is a factor in valuation may consider:

   (a) Comparative sales, based on prices actually paid in market transactions.

   (c) Capitalization of the fair economic income expectancy or fair economic rent, or an analysis of the discounted cash flow.

   A county assessor is required to make the reduction prescribed in this subsection if the owner calls to his attention the facts warranting it, if he discovers those facts during physical reappraisal of the property, or if he is otherwise aware of those facts.

As noted above, economic obsolescence is to be applied to property only if the computed taxable value exceeds the full cash value. NRS 361.025 defines "Full cash value" as "the most probable price which property would bring in a competitive and open market under all conditions requisite to a fair sale."

NRS 361.227 . . .

6. The Nevada tax commission shall by regulation establish:

   (b) Standards for determining the cost of replacement of personal property of various kinds. The standards must include a separate index of factors for application to the acquisition cost of billboard to determine its replacement cost.

   (c) Schedules of depreciation for personal property based on its estimated life.

   In determining the cost of replacement of personal property for the purpose of computing taxable value, the cost of all improvements of the personal property, including any additions to or renovations of the personal property but excluding regular maintenance and repairs, must be added to the cost of acquisition of the personal property.

   (Added to NRS by 1965, 1445; A 1969, 1451; 1975, 65, 1656; 1977, 1318; 1979, 79; 1981, 788, 789; 1983, 1047, 1884, 1885; 1987, 2075; 1989, 688, 1818; 1993, 2312; 1997, 1111; *1999, 1029)*

NAC Sections 361.134 through 361.139 describe the proper method for determining the taxable value of personal property. NAC 361.140 lists the estimated lives of various types of property. These sections are reprinted on the following pages:

361.134 Original cost; cost of installation. As used in NAC 361.134 to 361.140, inclusive:

1. The original cost or cost of acquisition is the actual cost of the property to its present owner, including the costs of transportation and installation.

2. The cost of installation include costs for direct labor, direct overhead and the capitalized expense of interest or imputed charges for interest which are necessary to make the property operational.

   (Added to NAC by Tax Comm'n, eff. 10-10-83; A 6-29-84; 9-6-96)

361.135 Applicable schedule and tables; cost of replacement less depreciation.

1. Each county assessor shall use the life expectancy schedule in NAC 361.140 and the tables published in the annual Personal Property Manual in determining the taxable value of personal property.

2. When the factors for the appropriate year for both conversion and percentage remaining good, which are based on the expected life for that type of property, are applied to the original cost of an item or group of items of personal property used in a business or by a person, the resulting product is the cost of replacement less depreciation.

   (Added to NAC by Tax Comm'n. eff 10-10-83; A 6-29-84)

361.136 Computation of cost of replacement.

1. The first step in determining the taxable value of personal property is to find an entry for the expected life of the property. For purposes of assessment, expected lives are divided into three ranges: short, average, and long. A schedule of expected life, which contains a list of expected lives (by range) for various types of personal property, appears in NAC 361.140. The schedule contains estimates for an entire business and for some individual types of personal property. For example, if an assessor is examining a declaration from a barber shop, the single expected life for all items reported must be computed by using the tables for average life.

2. The second step is to apply the appropriate factor for conversion, based on the expected life for the type of property. The purpose of this factor is to convert the original cost of the property to an estimate of the current cost of replacement. There are three tables of factors for conversion in the annual Personal Property Manual. Turn to the appropriate table as determined by the expected life of the property in question. Select the factor to be applied to the property by locating the appropriate year at the left hand side of the page. Then multiply the original cost by this factor. The product of these two figures is the estimated cost of replacement.

   Original cost x Factor for conversion = Cost of replacement

   (Added to NAC by Tax Comm'n, eff. 10-10-83; A 6-29-84)

361.137 Application of depreciation to cost of replacement.

1. The third and final step in arriving at taxable value is to apply depreciation to the cost of replacement. This step can be accomplished by two different methods as shown in this section. A county assessor shall select the method most suitable to his system of keeping records.

2. Once the assessor has selected the method he prefers, he shall instruct his staff to use only that method, to avoid confusion or improper appraisals. The schedules of depreciation reflected in the annual Personal Property Manual provide information sufficient to apply either method. These schedules reflect the different expected lives noted in the schedule of expected life.

3. The two methods are:

   (a) METHOD I - Use of percentage of depreciation:

      (1) Determine the cost of replacement.

      (2) Locate the percentage of depreciation in the schedules of depreciation in the annual Personal Property Manual which is appropriate for the life of the property and the date of purchase of the property being appraised

      (3) Multiply the cost of replacement by the percentage of depreciation to determine the amount of depreciation.

      (4) Subtract the depreciation from the cost of replacement.

COST OF REPLACEMENT	X	PERCENTAGE OF DEPRECIATION	=	DEPRECIATION
COST OF REPLACEMENT	-	DEPRECIATION	=	TAXABLE VALUE

   (b) METHOD II - Use of percentage remaining good:

(1) Determine the cost of replacement.

(2) Locate the percentage remaining good in the schedules of depreciation in the annual Personal Property Manual, which is appropriate for the life of the property and the date of purchase of the property being appraised.

(3) Multiply the cost of replacement by the percentage remaining good to determine the taxable value.

COST OF REPLACEMENT	X	PERCENTAGE REMAINING GOOD	=	TAXABLE VALUE

4. The procedure described in this section must be repeated for each year that a taxpayer reports acquisitions.

(Added to NAC by Tax Comm’n, eff. 10-10-83; A 6-29-84; 10-9-87)

361.138 Valuation of leased equipment.

For leased equipment, taxable value is the value to the user less any discount which is customarily allowed by a seller. The "value to the user" is the cost which the user of the property would incur if the equipment were purchased.

(Added to NAC by Tax Comm'n, 10-10-83)

361.139 Personal property acquired with real property for lump sum; other personal property.

1. In determining the taxable value of personal property which was acquired with real property for a lump sum, the assessor may refer to appropriate guides which list the cost of equipment to determine the value of the personal property in relation to the value of the real property. In addition, the assessor may estimate the age of the equipment by inspecting it or discussing the approximate value of the equipment with manufacturers, dealers or to other persons in the business who have knowledge of the value of the equipment. The serial number, if it exists, may enable a manufacturer to determine the date of manufacture and the original cost.

2. If an assessor must appraise personal property which is not covered in NAC 361.134 to 361.140, inclusive, he may:

   (a) Ask the manufacturer whether he is able to establish the current cost of replacement of the property with new property. If the current cost of replacement is known, the assessor shall apply depreciation to that cost to determine the taxable value.

   (b) Use a guide which lists the cost or a procedure recognized by businesses, which use such equipment to determine the taxable value. Before such a guide or procedure may be used, an assessor must receive approval from the executive director.

3. Upon an assessor's request, the department’s Division of Assessment Standards will provide him/her

with information on various guides, which he/she may use to determine original cost.

(Added to NAC by Tax Comm'n, eff. 10-10-83; A 6-29-84)

361.140 Schedule of expected life.

SCHEDULE OF EXPECTED LIFE

TYPE OF PROPERTY	RANGE OF EXPECTED LIFE
Aerospace	Average life
Agriculture	Average life
Air Conditioners	Average life
Window	Short life
Aircraft	Long life
Amusement Park	Average life
Asphalt Seal Surfacing	Average life
Automobile Manufacturing	Average life
Repair Shops	Average life
Bakeries	Average life
Bar	Average life
Barber Shops	Average life
Beauty Shops	Average life
Blue Print Machines - Large	Average life
Small Table Model	Short life
Bowling Alley Equipment	Average life
Breweries	Average life
Broadcasting - Radio and TV	Average life
Cable TV	Average life
Canning	Average life
Car Wash	Average life
Carpet Cleaning - Commercial	Average life
Cash Registers (Electronic)	Short life
Cement	Long life
Cemeteries	Average life
Cereals	Long life
Chain Saws - Woodcutters	Short life
Chemicals	Average life
Civil Engineering Equipment	Average life
Clay Products	Average life
Closed Circuit TV - Camera System	Short life
Coffee Brewing Equipment	Average life
Coin Wrap Equipment	Average life
Computers	Short life
Construction	Average life
Heavy Use	Short life
Copy and Duplicating Machines	Short life
Costume Rental	Short life
Dairy Production	Average life
Data Processing Equipment	Short life

TYPE OF PROPERTY	RANGE OF EXPECTED LIFE
Dental Office	Average life
Dispensing Machines (Vending)	Average life
Distilling	Average life
Doctor Office	Average life
Drilling Equipment	Average life
Electrical Manufacturing	Average life
Products	Short life
Equipment:	
Heavy Use Mobile	Short life
Industrial	Average life
Manufacturing	Average life
Shop Equipment	Average life
Fabricated Metal Products	Average life
Fishing Equipment	Short life
Fire and Security Equipment	Average life
Florist and Garden Shops	Average life
Food Production	Average life
Fork Lifts	Short life
Furnishings:	
Apartment	Average life
Hotel	Average life
Outdoor Patio	Short life
Furs and Hats	Average life
Gaming Equipment:	
Electronic, slots or computers	Short life
Mechanical, slots	Average life
Other	Average life
Gas Station	Average life
Glass Manufacturing	Average life
Special Tools	Short life
Golf Course Machinery and Equipment	Average life
Grain	Average life
Gypsum Products (Machinery used to manufacture)	Average life
Hand Tools	Short life
Hospitals	Average life
Hot Air Balloons	Average life
Ice and Refrigeration	Average life
Information Systems	Short life
Iron and Steel	Long life
Jewelry Manufacturing	Average life
Juke Box	Average life
Laboratory Equipment	Average life

TYPE OF RANGE OF

PROPERTY	EXPECTED LIFE
Laundries	Average life
Coin Laundries	Average life
Heavy Use Washers	Short life
Dry Clean Equipment, Commercial	Average life
Lawn Mowing Equipment	Short life
Leasing Companies:	
General	Average life
Special	See specific industry or kind of equipment
Leather Products	Average life
Library, Law and Medical	Average life
Lockers (Public)	Average life
Logging and Lumber	Average life
Portable Saw Mill	Short life
Stationary Saw Mill	Average life
Machinery	Average life
Medical Equipment	Average life
Metal Products and Processes	Long life
Mining	Average life
Motion Picture	Average life
Motor and Other Vehicles	Short life
Inside Use Electric	Average life
Outside Use Electric - Golf Course	Short life
Nurseries (Garden)	Average life
Office Equipment	Average life
Furniture and Fixtures	Average life
Safes	Long life
Oil and Gas:	
Development	Average life
Marketing	Average life
Production	Short life
Refining	Average life
Transport by Pipeline	Long life
Optical	Average life
Packing Products	Long life
Paints and Varnishes	Average life
Paper	Average life
Photography	Average life
Plastics	Average life
Special Tools	Short life
Power Generators (Not Public Utilities) and Electrical Equipment	Long life

TYPE OF PROPERTY	RANGE OF EXPECTED LIFE

Printing and Publishing	Average life
Professional and Scientific Equipment	Average life
Public Utilities:	
(Local)	
Aircraft Transport	Average life
Bridges	Long life
Electric:	
Steam Generated	Long life
Hydro-Electric	Long life
Nuclear	Long life
Gas	Long life
Ice Plants	Long life
Motor Transport:	
Bus	Average life
Trucks	
Light	Short life
Heavy	Average life
Tractor-Trailer	Average life
Taxi	Short life
Broadcasting	Average life
Steam Heat	Long life
Steam Railroad	Long life
Street Railroad	Long life
Telephone	Long life
Telegraph	Long life
Water Supply	Long life
Water Transport	Long life
Railroad Car Manufacturing	Average life
Railroad Rolling Stock	Long life
Recreation Equipment	Average life
Video and Flipper Games	Short life
Restaurants	Average life
Rubber Goods	Average life
Sand, Gravel, Stone (machinery used to extract)	Average life
Marine (dredge)	Long life
Security and Fire Equipment	Average life
Service Trade Assets	Average life
Ship and Boat Manufacturing	Average life
Shoe Repair	Average life
Signs	Average life
Ski Rentals	Short life
Soft Drink	Average life
Stone Products	Average life
Stores	Average life
TYPE OF PROPERTY	RANGE OF EXPECTED LIFE

Surveying Equipment (Land)	Average life
Telephone Systems and Equipment	Short life
Textiles	Average life
Theater Equipment	Average life
Tobacco	Average life
TV and Motion Picture:	
Broadcasting	Average life
Production	Short life
Manufacture or Repair Equipment	Average life
Video Rentals	Short life
Warehouse Equipment	Average life

(Added to NAC by Tax Comm'n 10-10-83; A 6-29-84; 10-9-87; 9-30-88; 8-2-90)

Life categories on this and the following pages have been combined with the cost conversion tables and depreciation multiplier 2002-2003.

2002-2003
SHORT LIFE SCHEDULE

YEAR	COST INDEX	PERCENT DEPRECIATION	PERCENT GOOD
2002	1.00	-0-	100
2001	1.00	33	67
2000	1.01	54	46
1999	1.03	62	38
1998	1.04	70	30
1997	1.05	79	21
1996	1.07	87	13
1995	1.10	95	5
Residual	1.10	95	5

2002-2003
AVERAGE LIFE SCHEDULE

YEAR	COST INDEX	PERCENT DEPRECIATION	PERCENT GOOD
2002	1.00	-0-	100
2001	1.00	17	83
2000	1.01	31	69
1999	1.03	42	58
1998	1.04	52	48
1997	1.05	56	44
1996	1.07	60	40
1995	1.10	64	36
1994	1.12	68	32
1993	1.15	72	28
1992	1.18	75	25
1991	1.24	79	21
1990	1.28	83	17
1989	1.36	87	13
1988	1.41	91	9
1987	1.45	95	5
Residual	1.45	95	5

2002-2003
LONG LIFE SCHEDULE

YEAR	COST INDEX	PERCENT DEPRECIATION	PERCENT GOOD
2002	1.00	-0-	100
2001	1.00	12	88
2000	1.01	22	78
1999	1.03	31	69
1998	1.04	39	61
1997	1.05	46	54
1996	1.07	52	48
1995	1.10	57	43
1994	1.12	62	38
1993	1.15	67	33
1992	1.18	70	30
1991	1.24	72	28
1990	1.28	75	25
1989	1.36	77	23
1988	1.41	80	20
1987	1.45	82	18
1986	1.48	85	15
1985	1.51	87	13
1984	1.56	90	10
1983	1.60	92	8
1982	1.68	95	5
Residual	1.68	95	5

MOBILE HOMES

This manual applies only to those mobile homes that are classified as personal property. Depreciation schedules and cost conversion factors apply to the 2002-2003 secured and unsecured tax rolls.

NRS 361.561 Applicability to certain vehicles.

Those units identified as "chassis-mount camper," "mini motor home," "motor home," "travel trailer," "utility trailer" and "van conversion," in chapter 482 of NRS and any other vehicle required to be registered with the department of motor vehicles and public safety are subject to the personal property tax unless registered and taxed pursuant to Chapter 371 of NRS. Such unregistered units and vehicles must be taxed in the manner provided in NRS 361.562 to 361.5644, inclusive.

(Part added to NRS by 1965, 530; part added 1969, 1164; A 1973, 231; 1975, 1086; 1977, 1000; 1985, 1987; 1989, 171)

The sticker issued pursuant to NRS 361.5643 must be affixed to a mobile home in such a way that the sticker is clearly visible from the street.

The window decal is not required for licensed mobile units or on units considered real property and may be issued at the option of the county assessor.

As required by NRS 361.325(3), mobile homes are segregated into two different categories for assessment purposes. The assessment ratio in all cases is 35 percent of the computed taxable values.

NRS 361.325 . . .

3. In establishing the value of new mobile homes sold on or after July 1, 1982, the Nevada tax commission shall classify them according to those factors which most closely determine their useful lives. In establishing the value of other mobile homes, the commission shall begin with the retail selling price and depreciate it by 5 percent per year, but not below 20 percent of its original amount.

NAC 361.130 Mobile homes.

1. The taxable value of a mobile home that constitutes real property is the cost of replacement of the mobile home less depreciation and obsolescence.

2. In determining the taxable value of a mobile home which constitutes personal property each county assessor shall, if the mobile home was sold as new:

   (a) Before July 1, 1982, value it at its retail selling price when sold to the original owner less depreciation at 5 percent per year, to a maximum depreciated value of 20 percent of its original retail selling price.
   (b) On or after July 1, 1982, value it at replacement cost, when new, less depreciation. Replacement

cost when new is the retail selling price to the original owner adjusted by factors reflected in the annual Personal Property Manual.

Depreciation must be calculated pursuant to the schedule located in the annual Personal Property Manual.

3. The retail selling price of a mobile home includes all charges for transportation, installation and accessories.

[Tax Comm’n, Property Tax Reg. Part No. 2, eff. 1-14-82] – (NAC A 10-10-83; 6-29-84; 5-16-86)

2002-2003
MOBILE HOMES SOLD ON OR AFTER JULY 1, 1982

YEAR	COST INDEX	PERCENT DEPRECIATION	PERCENT GOOD
2002	1.00	-0-	100
2001	1.00	5	95
2000	1.00	10	90
1999	1.00	15	85
1998	1.01	20	80
1997	1.01	25	75
1996	1.02	30	70
1995	1.03	35	65
1994	1.03	40	60
1993	1.04	45	55
1992	1.07	50	50
1991	1.12	55	45
1990	1.14	60	40
1989	1.15	65	35
1988	1.20	70	30
1987	1.24	75	25
1986	1.25	80	20
1985	1.30	80	20
1984	1.34	80	20
1983	1.39	80	20
1982	1.45	80	20

2002-2003
MOBILE HOMES SOLD PRIOR TO JULY 1, 1982

YEAR		PERCENT DEPRECIATION	PERCENT GOOD
1982	sold prior to July 1	80	20
1981	and earlier	80	20

BILLBOARDS

NRS 361.227 stipulates that the Nevada tax commission establish by regulation a method to value billboards.

NAC 361.1305 Billboards.

1. The taxable value of a billboard is the cost of replacement of the billboard less depreciation and obsolescence.

2. The cost of replacement of a billboard must be computed by multiplying the cost of acquisition to the current owner by the appropriate factor located in the annual Personal Property Manual. The factor that corresponds to the year the billboard was acquired must be used.

3. The depreciation of a billboard must be calculated:

   (a) For fiscal year 1990-1991, 5 percent of the cost of replacement for each year after the year of acquisition up to a maximum of 75 percent of the cost of replacement.

   (b) For fiscal year 1991-1992, 3.5 percent of the cost of replacement for each year after the year of acquisition up to a maximum of 75 percent of the cost of replacement.

   (c) Beginning with fiscal year 1992-1993, 1.5 percent of the cost of replacement for each year after the date of acquisition up to a maximum of 75 percent of the cost of replacement.

   (Added to NAC by Tax Comm'n, eff. 8-2-90)

2002-2003
BILLBOARD COST CONVERSION INDEX

YEAR	COST INDEX	PERCENT DEPRECIATION	PERCENT GOOD
2002	1.00	-0-	100
2001	1.00	1.5	98.5
2000	1.01	3.0	97.0
1999	1.04	4.5	95.5
1998	1.06	6.0	94.0
1997	1.07	7.5	92.5
1996	1.09	9.0	91.0
1995	1.11	10.5	89.5
1994	1.14	12.0	88.0
1993	1.17	13.5	86.5
1992	1.21	15.0	85.0
1991	1.23	16.5	83.5
1990	1.26	18.0	82.0
1989	1.30	19.5	80.5
1988	1.34	21.0	79.0
1987	1.39	22.5	77.5
1986	1.41	24.0	76.0
1985	1.25	25.5	74.5
1984	1.46	27.0	73.0
1983	1.51	28.5	71.5
1982	1.56	30.0	70.0
1981	1.64	31.5	68.5
1980	1.78	33.0	67.0
1979	1.97	34.5	65.5
1978	2.17	36.0	64.0
1977	2.36	37.5	62.5
1976	2.50	39.0	61.0
1975	2.65	40.5	59.5
1974	2.96	42.0	58.0
1973	3.30	43.5	56.5
1972	3.53	45.0	55.0
1971	3.74	46.5	53.5
1970	3.98	48.0	52.0
1969	4.22	49.5	50.5
1968	4.47	51.0	49.0
1967	4.67	52.5	47.5
1966	4.84	54.0	46.0
1965	5.01	55.5	44.5
1964	5.11	57.0	43.0
1963	5.19	58.5	41.5
1962	5.28	60.0	40.0

YEAR	COST INDEX	PERCENT DEPRECIATION	PERCENT GOOD
1961	5.33	61.5	38.5
1960	5.38	63.0	37.0
1959	5.47	64.5	35.5
1958	5.59	66.0	34.0
1957	5.75	67.5	32.5
1956	5.96	69.0	31.0
1955	6.24	70.5	29.5
1954	6.47	72.0	28.0
1953	6.57	73.5	26.5
1952	6.69	75.0	25.0
1951	6.69	75.0	25.0
Residual	6.69	75.0	25.0