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Guidance Letter 10-004

Date: 7-14-10
To: County Assessors
From: Terry E. Rubald, Chief, Division of Assessment Standards
CC: Dino DiCianno, Executive Director, Department of Taxation
Bruce Bartolowits, Supervisor, Locally Assessed Properties

Subject: **APPLICATION OF MARSHALL VALUATION SERVICE OR MARSHALL AND SWIFT RESIDENTIAL COST HANDBOOK INFORMATION TO CONVERTED SHIPPING CONTAINER BOXES (CONEX BOXES)**

SUMMARY: Guidance Letter 10-004 discusses how to determine whether a Converted Shipping Container Box (Conex Box) is a fixture and if it is a fixture, the application of Marshall Valuation Service or Marshall and Swift Residential Cost Handbook information.



Example Conex Box

AUTHORITY:

NRS 360.215(2): The Department shall consult and assist county assessors to develop and maintain standard assessment procedures to be applied and used in all of the counties of the State, to ensure that assessments of property by county assessors are made equal in each of the several counties of this state.

APPLICATION:

1. Determine whether the conex box meets the criteria of a fixture as defined in LCB File No. R039-10, Section 16 or as described in Schedule F of the Personal Property Manual. In general, conex boxes are converted shipping containers which have been physically or constructively annexed to the land and are intended to remain as a permanent fixture. Exceptions to this generality must be based on the conditions present for the individual conex box, consistent with the requirements of LCB File No. R039-10, Section 16.

2. If the conex box is determined to be a fixture, and is 120 square feet or greater, it must be valued as a shed. See page C-2 of Marshall Swift Residential Cost Manual or Section 17, Page 25, Secure Storage Modular Shed Buildings. *See also LCB File No. R039-10, Section 54 modifying NAC 361.128(1), requiring the use of the Marshall Swift Residential Cost Handbook and Marshall Valuation Service.* The square footage is an important component in determining whether the conex box should be treated as a shed, in order to be consistent with NAC 361.085. NAC 361.085 states that a storage shed 120 square feet or greater in area and which does not have a foundation is excepted from the household goods and furniture exemption provided in NRS 361.069.

WEBSITE LOCATIONS:

Nevada Revised Statutes (NRS): <http://www.leg.state.nv.us/NRS/>
Nevada Administrative Code: <http://www.leg.state.nv.us/NAC/CHAPTERS.html>

Department of Taxation Guidance letters: <http://www.tax.state.nv.us>; then select "Publications;" then select Local Government Services Publications and "Guidance letters."