



STATE OF NEVADA
DEPARTMENT OF TAXATION

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In the Matter of:)
Approval of the 2021-2022)
Supplement to Agricultural Bulletin 210) **Golf Course Cost Tables**

NOTICE OF DECISION

Appearances

Cheryl Erskine, representing the Local Government Services Division, appeared on behalf of the Department of Taxation.


Summary

The matter of the approval of the addendum to Bulletin No. 210, the 2021-2022 Agricultural Land Values and Open-Space Procedures consisting of golf course cost tables, came before the Nevada Tax Commission (Commission) for hearing in Carson City, Nevada, with video conferencing to Las Vegas, Nevada on October 5, 2020. The Commission reviewed the supplemental tables to Bulletin No. 210 and the report of the Department.

DECISION

The Commission, having considered all evidence and testimony pertaining to the matter, hereby adopts the 2021-2022 addendum to Agricultural Bulletin No. 210 consisting of golf course cost tables as reported by the Department for use by county assessors pursuant to NRS 361A.225(2) and NAC 361A.310 through 361A.440.

BY THE NEVADA TAX COMMISSION THIS 12 DAY OF OCTOBER, 2020.


Melanie Young, Executive Director

cc: County Assessors
David Pope, Chief Deputy Attorney General

Nevada Department of Taxation
Golf Course Cost Tables
2021-2022
Addendum to 2021-2022
Agricultural Bulletin

GOLF COURSE OPEN-SPACE LAND VALUE			07/2020
OPEN SPACE DISCOUNT FACTOR = 0.74			
Series Id: CUUR0400SA0,CUUS0400SA0			
Not Seasonally Adjusted			
Area: West urban			
Item: All items			
Base Period: 1982-84=100 Bureau of Labor Statistics			
YEAR	JULY CPI	FACTOR	TAXABLE \$ / ACRE
2020	275.597	1.43	\$ 4,090
2019	271.029	1.41	\$ 4,033
2018	263.971	1.37	\$ 3,918
2017	254.708	1.32	\$ 3,775
2016	248.412	1.17*	\$ 3,681
2015	245.040	1.19*	\$ 3,641
2014	241.850	1.22*	\$ 3,594
2013	236.341	1.23	\$ 3,518
2012	231.893	1.20	\$ 3,432
2011	227.805	1.18	\$ 3,375
2010	221.331	1.15	\$ 3,289
2009	219.484	1.14	\$ 3,260
2008	223.867	1.16	\$ 3,318
2007	212.542	1.10	\$ 3,146
2006	206.700	1.07	\$ 3,060
2005	198.600	1.03	\$ 2,946
2004	192.900		\$ 2,860

* Factors applied for 2014 – 2016 appear low because they were applied to July CPI's for years 2005 - 2007 respectively. While the methodology was consistent with NRS 361A.225 and NAC 361A.390 it created slight rounding differences in the final results. For year 2017, the methodology was improved so as to reduce the cumulative effects of rounding errors over time.

M&S LOCAL COST MULTIPLIER--S	
SECTION 99 PAGE 8	01/2020
NEVADA	1.13
CARSON CITY	1.13
CHURCHILL	1.04
CLARK	1.14
DOUGLAS	1.13
ELKO	1.15
ESMERALDA	0.96
EUREKA	1.15
HUMBOLDT	1.15
LANDER	1.15
LINCOLN	1.03
LYON	0.96
MINERAL	1.04
NYE	0.96
PERSHING	1.04
STOREY	1.15
TAHOE	1.26
WASHOE	1.10
WHITE PINE	1.03

COURSE RATINGS	
PAR	POINTS
0	20
60	30
70	40
71	60
72	80

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COST RANGE PER HOLE		M&S CURRENT GCM* =		
01/2020		1.01		
		QUALITY		
POINTS	CLASS	L	M	H
0	I	79,030	93,550	108,070
301	II	113,120	137,360	161,600
451	III	163,620	202,000	240,380
541	IVS	246,440	320,680	394,910
611	IVG	353,500	449,960	546,410
651	IVE	690,840	887,790	1,084,740

*GOLF COURSE MULTIPLIER--M&S SECTION 99 PAGE 3

COST RANGE PER HOLE		M&S SECTION 67 PAGE 1		
01/2020				
		QUALITY		
POINTS	CLASS	L	M	H
0	I	78,250	92,625	107,000
301	II	112,000	136,000	160,000
451	III	162,000	200,000	238,000
541	IVS	244,000	317,500	391,000
611	IVG	350,000	445,500	541,000
651	IVE	684,000	879,000	1,074,000

COMPONENT COSTS PER HOLE		LOW COST		MEDIUM		HIGH COST	
01/2020	WITH M&S GCM = 1.01	I	II	III	IVS	IVG	IVE
	STORM DRAINS	5,000	14,645	21,715	45,855	63,630	101,000
	BRIDGES, RAILINGS, TUNNELS	1,830	6,365	9,140	14,445	15,755	25,655
	WATER FEATURES	6,365	17,370	32,120	49,390	63,630	162,610

COMPONENT COSTS PER HOLE		LOW COST		MEDIUM		HIGH COST	
01/2020	M&S SEC 67 PG 1	I	II	III	IVS	IVG	IVE
	STORM DRAINS	4,950	14,500	21,500	45,400	63,000	100,000
	BRIDGES, RAILINGS, TUNNELS	1,810	6,300	9,050	14,300	15,600	25,400
	WATER FEATURES	6,300	17,200	31,800	48,900	63,000	161,000