



STATE OF NEVADA
DEPARTMENT OF TAXATION

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In the Matter of:)
Approval of the 2022-2023) Golf Course Cost Tables
Supplement to Agricultural Bulletin 211)

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. 211, the 2022-2023 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 conference on October 4, 2021. The Commission reviewed the supplemental tables to Bulletin No. 211 and the report of the Department.

DECISION

The Commission, having considered all evidence and testimony pertaining to the matter, hereby adopts the 2022-2023 addendum to Agricultural Bulletin No. 211 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 7th DAY OF OCTOBER, 2021.

[Signature]
Shellie Hughes, Executive Director

cc: County Assessors
David Pope, Chief Deputy Attorney General

**Nevada Department of Taxation
Golf Course Cost Tables
2022-2023**

Addendum to 2022-2023
Agricultural Bulletin

GOLF COURSE OPEN-SPACE LAND VALUE			07/2021
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
2021	289.863	1.50	\$ 4,290
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

M&S LOCAL COST MULTIPLIER--S	
SECTION 99 PAGE 8	01/2021
NEVADA	1.12
CARSON CITY	1.14
CHURCHILL	1.02
CLARK	1.15
DOUGLAS	1.14
ELKO	1.16
ESMERALDA	0.96
EUREKA	1.16
HUMBOLDT	1.16
LANDER	1.16
LINCOLN	1.05
LYON	0.96
MINERAL	1.02
NYE	0.96
PERSHING	1.02
STOREY	1.16
TAHOE	1.27
WASHOE	1.06
WHITE PINE	1.05

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

**Nevada Department of Taxation
Golf Course Cost Tables
2022-2023**

**Addendum to 2022-2023
Agricultural Bulletin**

COST RANGE PER HOLE		M&S CURRENT GCM* =			1.07
01/2021		QUALITY			
POINTS	CLASS	L	M	H	
0	I	83,730	99,110	114,490	
301	II	119,840	145,520	171,200	
451	III	173,340	214,000	254,660	
541	IVS	261,080	339,730	418,370	
611	IVG	374,500	476,690	578,870	
651	IVE	731,880	940,530	1,149,180	

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

COST RANGE PER HOLE		M&S SECTION 67 PAGE 1			01/2021
		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 01/2021 WITH M&S GCM = 1.07	LOW COST		MEDIUM		HIGH COST	
	I	II	III	IVS	IVG	IVE
STORM DRAINS	5,295	15,515	23,005	48,580	67,410	107,000
BRIDGES, RAILINGS, TUNNELS	1,935	6,740	9,685	15,300	16,690	27,180
WATER FEATURES	6,740	18,405	34,025	52,325	67,410	172,270

COMPONENT COSTS PER HOLE 01/2021 M&S SEC 67 PG 1	LOW COST		MEDIUM		HIGH COST	
	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