



STATE OF NEVADA
DEPARTMENT OF TAXATION

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STEVE SISOLAK
Governor

ANTHONY WREN
Chair, Nevada Tax Commission
SHELLIE HUGHES
Executive Director

In the Matter of:
Approval of the 2023-2024
Supplement to Agricultural Bulletin 212

Golf Course Cost Tables

NOTICE OF DECISION

Appearances

Jeffrey Mitchell, 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. 212, the 2023-2024 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 3, 2022. The Commission reviewed the supplemental tables to Bulletin No. 212 and the report of the Department.

DECISION

The Commission, having considered all evidence and testimony pertaining to the matter, hereby adopts the 2023-2024 addendum to Agricultural Bulletin No. 212 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 12th DAY OF OCTOBER, 2022

Handwritten signature of Shellie Hughes
Shellie Hughes, Executive Director

cc: County Assessors
David Pope, Chief Deputy Attorney General

Nevada Department of Taxation
Golf Course Cost Tables
2023-2024
Addendum to 2023-2024
Agricultural Bulletin

GOLF COURSE OPEN-SPACE LAND VALUE			07/2022
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
2022	313.951	1.63	\$ 4,662
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	01/2022
NEVADA	1.12
CARSON CITY	1.09
CHURCHILL	1.03
CLARK	1.12
DOUGLAS	1.09
ELKO	1.14
ESMERALDA	0.94
EUREKA	1.14
HUMBOLDT	1.14
LANDER	1.14
LINCOLN	1.02
LYON	0.94
MINERAL	1.03
NYE	0.94
PERSHING	1.03
STOREY	1.14
TAHOE	1.21
WASHOE	1.12
WHITE PINE	1.02

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

Nevada Department of Taxation
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COST RANGE PER HOLE		M&S CURRENT GCM* =			1.02
01/2022		QUALITY			
POINTS	CLASS	L	M	H	
0	I	97,160	115,390	133,620	
301	II	138,720	168,810	198,900	
451	III	200,940	248,370	295,800	
541	IVS	302,940	393,720	484,500	
611	IVG	434,520	552,840	671,160	
651	IVE	849,660	1,091,400	1,333,140	

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

COST RANGE PER HOLE		M&S SECTION 67 PAGE 1			12/2021
		QUALITY			
POINTS	CLASS	L	M	H	
0	I	95,250	113,125	131,000	
301	II	136,000	165,500	195,000	
451	III	197,000	243,500	290,000	
541	IVS	297,000	386,000	475,000	
611	IVG	426,000	542,000	658,000	
651	IVE	833,000	1,070,000	1,307,000	

COMPONENT COSTS PER HOLE		LOW COST		MEDIUM		HIGH COST	
01/2022	WITH M&S GCM = 1.02	I	II	III	IVS	IVG	IVE
	STORM DRAINS	6,170	17,950	26,725	56,355	77,265	124,440
	BRIDGES, RAILINGS, TUNNELS	2,245	7,855	11,220	17,645	19,280	31,520
	WATER FEATURES	7,855	21,320	39,475	60,690	78,285	199,920

COMPONENT COSTS PER HOLE		LOW COST		MEDIUM		HIGH COST	
12/2021	M&S SEC 67 PG 1	I	II	III	IVS	IVG	IVE
	STORM DRAINS	6,050	17,600	26,200	55,250	75,750	122,000
	BRIDGES, RAILINGS, TUNNELS	2,200	7,700	11,000	17,300	18,900	30,900
	WATER FEATURES	7,700	20,900	38,700	59,500	76,750	196,000