

# Understanding SEG (Segregation of the Roll)

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NRS 361.390(2) requires that “each county assessor shall prepare and file with the Department on or before January 31, March 5 and October 31 of each year, a segregation report showing the assessed values for each taxing entity within the county on a form prescribed by the Department. The assessor shall make projections of assessed value for the current fiscal year and the upcoming fiscal year regarding real and personal property for which the taxable value is determined by the assessor. The Department shall make any projections required for the upcoming fiscal year regarding the net proceeds of minerals and any property for which the taxable value is determined by the Tax Commission.

The Local Government Finance Section within Local Government Services uses the information obtained from the segregation report to make revenue projections and develop each year’s tax rates.

## SEG Report

The assessed values contained in the [Redbook \(explained below\)](#) comes from Segregation of the Roll report which is a compilation of information from county assessors and the Department. NRS 361.390 is the enabling statute which requires the report. County Assessors and the Centrally-Assessed Section of the Local Government Services Division show the assessed values of property on the various tax rolls and also make projections about changes to the tax rolls before the lien date.

A preliminary SEG report is required to be filed on or before January 31<sup>st</sup> and then a final SEG report is required to be filed by March 5<sup>th</sup>. The third report, due on October 31<sup>st</sup>, is a final true-up of numbers.

## Projections –

Even though the tax roll is published on or before January 1<sup>st</sup>, the SEG report must contain projections because of the difference in the timing of the Secured and Unsecured Tax Rolls (the Secured Tax Roll closed in December; however, the Unsecured Tax Roll is open until April 30<sup>th</sup>).

The Secured Tax Roll means a tax lien is “secured” or guaranteed by the property listed on the roll (NRS 361.450). It is usually real property (NRS 361.260) but it can include personal property.

The Unsecured Tax Roll started out as a way to attach a bill to migratory property but it also includes “supplemental” property (NRS 361.769) (example: A new building which didn’t get on the secured roll). The property is not secured as a lien on real property but it can be seized by the county assessor if taxes are not paid.

## Unsecured –

Property can be placed on the Unsecured Tax Roll from May of last year until April 30<sup>th</sup> of this year. To the extent that unsecured property is not yet on the Unsecured Tax Roll, but is in existence as of July 1<sup>st</sup> of last year, the SEG report may reflect an “estimate” of the amount of property that will be placed on the Unsecured Roll. The amount of value for property billed through December is accurate. **Not all property that will end up on the Unsecured Roll has actually been listed by the time the first SEG report is due.**

## Secured –

The Secured Tax Roll is published in January. The SEG Report provides an estimate of new Secured Tax Roll property from the last year which could consist of parceling changes and annexations, new

improvements, mobile homes, possessory interests and personal property which were not on last year's assessment roll.

### **Redevelopment Districts –**

A Redevelopment District is a district that has been formed to revitalize a deteriorated or blighted area. Redevelopment agencies develop a plan and provide the initial funding (base) to launch revitalization of those areas.

Redevelopment activities are paid for through tax-increment financing. The property owners in the Redevelopment District don't pay additional taxes but a portion of the property tax is set aside and must be used for redevelopment activities.

The base value is the initial investment into the district and then an incremental growth factor is developed by taking the current assessed value less the base assessed value. The increment growth factor is applied to the Total Assessed Value to determine the amount for the district.

Redevelopment area "growth" is excluded from other entities that contain the redevelopment area, such as the county and the county school district.

### **Department-Provided Data –**

#### **Net Proceeds –**

The net proceeds tax is very volatile. The amount of production and the price of ore are subject to world-wide influences that are sometimes very difficult for the mining companies to predict. They are required to submit a projection of the next year's production by March 1<sup>st</sup>. This is used by Centrally-Assessed to project the NPM revenue.

#### **Construction Work In Progress (CWIP) –**

For the centrally-assessed properties such as power plants, airlines, railroads, gas pipelines, etc., the Department sends out a request to each company for an estimated twelve-month CWIP projection. The values are usually over-estimated because some plans for new construction do not occur.

#### **Redevelopment Districts –**

The Department works with the various county assessors to ascertain the appropriate base values and then they compare those base values with the totals generated by centrally-assessed properties to determine the amount of "growth" attributable to the redevelopment area.

### **Completing the SEG Report –**

The SEG report is compiled data from both the Unsecured and Secured Tax Rolls from each county and from the Centrally-Assessed Properties Section of LGS. All entities may not collect taxes (but they could) so the assessed values are projected so that a maximum tax rate that could be collected can be used if need be.

Approximately 30 days prior to the preparation of the SEG report, the LGS Coordinator will send each of the county assessors a form for reporting the segregation data.

SEGREGATION OF THE TAX ROLL										SAGEBRUSH COUNTY 2019-20		
JANUARY 1, 2019 REPORT										REPORT DATED		
NRS 361.390												
		(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)		
TAXING ENTITY		SUPP REAL ON UNSEC	NEW POSS AND MH UNSEC	NEW OTHER UNSEC	TOTAL UNSECURED	NEW SEC FOR 19-20 ROLL	TOTAL SEC FOR 19-20 ROLL	FIRE DIST INDIAN PROP / LGTA	REDV GRW EXC IN EACH DIST	REDV GRW EXC IN EACH DIST		
MH	IV	ALL OF 18-19	ALL OF 18-19	ALL OF 18-19	ALL OF 18-19	SEC VALUES	SEC VALUES		UNSEC 18-19	SEC 19-20		
1	1	SAGEBRUSH CO										
2	2	SAGEBRUSH CO SCHOOLS										
3	3	GHOST TOWN										
4	4	MINE TOWN										
5	5	SILVER TOWN										
6	6	GOLD TOWN										
7	7	SAGEBRUSH COUNTY WATER DISTRICT										
8	8	SAGEBRUSH COUNTY HOSPITAL DISTRICT										
9	9	SAGEBRUSH COUNTY UTILITY DISTRICT										
10	10	GOLD TOWN GID										

PREPARED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

**Please indicate the reporting date for secured values (columns E and F). This may be your roll close date, or later (estimated as late as June 30):**

*Remember, when projecting new values not yet on the roll (columns A, B, C, or E), you must include these new values in total value (columns D or F).*

NRS 361.390 (2) Prepare and file with the Department on or before January 31, March 5, and October 31 of each year, a segregation report showing the assessed values for each taxing entity within the county on a form prescribed by the Department. The assessor shall make projections of assessed value for the current fiscal year and the upcoming fiscal year regarding real and personal property for which the taxable value is determined by the assessor. The Department shall make any projections required for the upcoming fiscal year regarding the net proceeds of minerals and any property for which the table value is determined by the Nevada Tax Commission.

The SEG Report is filed three times a year, on or before the following dates:

- January 31<sup>st</sup> – Preliminary Projection
- March 5<sup>th</sup> – Final Projection
- October 31<sup>st</sup> – True-Up of the Roll

The SEG instructions are sent along with the request with the reporting date indicated on the top row as well as information (as explained below) that should be contained in each column of the report:

INSTRUCTIONS FOR SEGREGATION FORMS FOR LOCALLY ASSESSED PROPERTY			
Due Date:	January 31, 2019	<input checked="" type="checkbox"/> March 2, 2019	October 31, 2019

The Division of Local Government Services is providing the attached forms pursuant to NRS 361.300. Please report all Secured and Unsecured values as **net assessed values** (gross less exemptions). Please return the completed form to the LGS on or before the due date indicated.

In the "Date" spaces provided, indicate the reporting dates for secured assessed values reported in columns E and F. For the January report this customarily means your roll closing date, but it may occur later. The October report should contain your final secured values after all log or board changes.

The unsecured values in columns A through D include the **entire 2018-19** tax year. If you haven't completed your billing, you must estimate these values for the January and March reports. The October report should contain both the final 2018-19 unsecured values and the final 2019-20 secured values.

Assessed values for the school district should equal assessed values for the total county.

For those counties with redevelopment districts, report the incremental growth value (total assessed value less base assessed value) in columns D and F on the line for each redevelopment agency. Exclude incremental growth from columns D and F for the total county, school district, and any other taxing entities that include redevelopment districts. Report the total exclusion in columns H and I. If the base value has changed, please attach a letter explaining the circumstances.

If you choose to submit a computer printout instead of the attached forms, please use the same format. If you have created tax districts not included on these forms, add them at the bottom of the form.

The Department of Taxation reports assessed values for unitary properties, CWIP, and net proceeds. Do not include them in your reported values.

Here are the specific instructions for each column:

**COLUMN A** Report the value of supplemental real property appearing for the first time on the 2018-19 unsecured roll.

**COLUMN B** Report the value of new possessory interests and manufactured (mobile) homes appearing for the first time on the 2018-19 unsecured roll.

**COLUMN C** Report the value of all other personal property appearing for the first time on the 2018-19 unsecured roll.

**COLUMN D** Report the total value of all property on the 2018-19 unsecured roll for each entity. This includes both existing property and new property. Exclude redevelopment growth from entities that contain redevelopment districts. The value of a redevelopment agency equals its incremental value (total assessed value less the base assessed value).

**COLUMN E** Report the value of new property, parceling changes, and annexations. New property includes improvements, possessory interests, newly acquired manufactured (mobile) homes, and personal property not previously reported on either the 2018-19 secured or unsecured

rolls that appear for the first time on the 2019-20 secured roll. Treat property billed supplemental for 2018-19 as existing, not new for the 2019-20 secured roll.

For qualified use changes, the value of the parcel at its new use counts as new property. Again, you should follow the guidelines in NAC 361.6104\* to identify what constitutes a change in actual or authorized use.

For parcel splits (subdivisions, cuts), parcel combinations, and boundary adjustments follow the regulations in NAC 361.61034 to determine which parcels to value as remainders (existing value) and which to value as new property. For annexations, treat existing value moving out of the old district as existing value in the annexing district. Only new value moving out of the old district counts as new value in the annexing district.

**COLUMN F** Report the total value on the secured roll for each entity. This includes both existing property and new property. Exclude redevelopment growth from entities that contain redevelopment districts. The value of a redevelopment agency equals its incremental value (total assessed value less the base assessed value).

**COLUMN G** Douglas and Washoe Counties should report the total assessed value of a fire protection district attributable to real property transferred from private to public ownership. This includes the Burton-Santini Bill impact and property purchased for conservation purposes.

For each entity, all counties should report the assessed value of property transferred after July 1, 1997 from private ownership to property held in trust for an Indian tribe pursuant to the provisions of the Indian Reorganization Act.

**COLUMN H** Carson, Clark, Douglas, Elko, Washoe, and White Pine should report the total 2018-19 unsecured incremental redevelopment growth for each entity that includes one or more redevelopment districts. (Leave the entry for the redevelopment agency itself blank.)

**COLUMN I** Carson, Clark, Douglas, Elko, Washoe, and White Pine should report the total 2018-19 secured incremental redevelopment growth for each entity that includes one or more redevelopment districts. (Leave the entry for the redevelopment agency itself blank.)

If you make significant adjustments that more accurately reflect changes in your county, please attach a letter listing the adjustments made on this report, and the reasons. For example, a large business might move its personal property from one roll to the other, or you could feel confident or uncertain about a large board of equalization adjustment.

Should you have any questions, feel free to contact the Division of Local Government Services for assistance.

Please return to Division of Local Government Services, 1550 College Parkway Suite 144, Carson City NV, 89706; Attention: Cheryl Erskine. Return using either format (hardcopy or e-mail), whichever is most convenient ([cerskine@tax.state.nv.us](mailto:cerskine@tax.state.nv.us)).

Thank you for your cooperation.

## Unsecured Property -

### Column A -

This column is the value of supplemental real property first appearing on the Unsecured Tax Roll. You would report property that should be on the Secured Roll but because the roll is closed it will be placed on the "Supplemental" or Unsecured Roll for the first year so it doesn't escape taxation, (example: new home).

### Column B -

This column is the value of new Possessory Interest and Mobile Home accounts appearing for the first time on the Unsecured Tax Roll (Possessory Interest or Mobile Home accounts that didn't appear on last year's Unsecured Roll).

### Column C -

This column is the value of Other New Personal Property and Equipment appearing for the first time on the Unsecured Tax Roll (personal property that didn't appear on last year's Unsecured Tax Roll).

### Column D -

This column is the total value of ALL property on the Unsecured Tax Roll. This value includes both existing property and new property. (The value of a redevelopment area is the total less the base. Any redevelopment "growth" is excluded from entities, such as the county or city, that contain the redevelopment area.)

Columns A, B, and C are all new property. Existing value on the Unsecured Roll is calculated as:  $\text{Column D} - (\text{Column A} + \text{Column B} + \text{Column C})$ .

### **Secured Property -**

#### ***Column E -***

This column is the assessed value of new property, parceling changes and annexations, as well as new improvements, mobile homes, possessory interests and personal property which were not on last year's Secured Tax Roll but will be on the re-opened secured tax roll for the first time. Following are some things to take note of:

- Property billed supplemental is not new for the Secured Roll because it was billed on the Supplemental or Unsecured Roll last year.
- Parceling charges are the value of new parcels less the value of the replaced parcels.
- If an annexation moves a value out of an entity, subtract the land value from Column E for that entity and add it to Column E for the new entity.

#### ***Column F -***

This column is the TOTAL value on the Secured Tax Roll for each entity. (The value of a redevelopment area is the total less the base. Any redevelopment "growth" is excluded from entities, such as the county or city, that contain the redevelopment area.)

Columns E is the value of new property. Existing value on the Secured Roll is calculated as:  $\text{Column F} - \text{Column E}$ .

### **Fire District/Indian Property/LGTA -**

#### ***Column G -***

This column is for counties to report the total assessed valuation of a fire district attributable to real property which has been transferred from private to public ownership by Tribal Governments. This includes the Santini-Burton Act of 1980 impact and property purchased for conservation purposes.

All counties should report, for each local government, the assessed valuation of property that has transferred from private ownership to property held in trust for an Indian Tribe pursuant to the provisions of the Indian Reorganization Act.

### **Redevelopment District - Unsecured Growth**

#### ***Column H -***

This column is for counties to report the Unsecured New Growth for the Redevelopment Districts which was excluded from Column D.

### **Redevelopment District - Secured Growth**

#### ***Column I -***

This column is for counties to report the Secured New Growth for the Redevelopment Districts which was excluded from Column F.

SEGREGATION OF THE TAX ROLL										SAGEBRUSH COUNTY 2019-20	
JANUARY 1, 2019 REPORT										REPORT DATED	
NRS 361.390											
SB	NV	TAXING ENTITY	(A) SUPP REAL ON UNSEC ALL OF 18-19	(B) NEW POSS AND MH UNSEC ALL OF 18-19	(C) NEW OTHER UNSEC ALL OF 18-19	(D) TOTAL UNSECURED ALL OF 18-19	(E) NEW SEC FOR 19-20 ROLL SEC VALUES	(F) TOTAL SEC FOR 19-20 ROLL SEC VALUES	(G) FIRE DIST INDIAN PROP /LGTA	(H) REDEV GRW EXC IN EA DIST UNSEC 18-19	(I) REDEV GRW EXC IN EA DIST SEC 19-20
1	1	Sagebrush County									
2	2	Sagebrush County School District									
3	3	Ghost Town									
4	4	Mine Town									
5	5	Silver Town									
6	6	Gold Town									
7	7	Sagebrush County Water District									
8	8	Sagebrush County Hospital District									
9	9	Sagebrush County Utility District									
10	10	Gold Town GID									

The SEG report form is compiled of the service areas within the county that have the right to tax or to be funded by tax.

The assessed values projected for these areas are not based on the tax rate or being a taxing entity but they are defined and created by charters. Therefore, if the service area boundaries match, the assessed values must match (example: Sagebrush County shares the same boundaries as Sagebrush County Schools, Sagebrush County Water, Sagebrush County Hospital District and Sagebrush County Utility District and their values match; likewise, Gold Town shares the same boundaries as Gold Town GID and their values match).

A service area can only be dissolved from the charter through legal channels. If that happens, those documents must be provided to the Department so the area can be eliminated from the Revenue Projections.

Below is an excerpt from LGS's SEG report. The numbers received from the county assessors is input to this spreadsheet to calculate the projections:

SAGEBRUSH ASSESSORS REPORT										ASSESSORS REPORT			
10-31-2019										10-31-2019			
TAXING ENTITY	(A) SUPP REAL UNSEC ALL 18-19	(B) NEW POSS & MH UNSEC ALL 18-19	(C) NEW OTHER UNSEC ALL 18-19	(D) TOTAL UNSECURED ALL 18-19	(D-A-B-C) TOTAL EXIST UNSECURED ALL 18-19	(F) NEW SEC 19-20 ROLL SEC VALUE	(F) TOTAL SEC 19-20 ROLL SEC VALUE	(F-4) TOT EXIST SEC 19-20 ROLL SEC VALUE	(G) FIRE DIST IND PROP / LGTA	(H) REDEV GRW EX EACH DIST UNSEC 18-19	(I) REDEV GRW EX EACH DIST SEC 19-20	(J) UNITARY REDEV GRW EX EACH DIST 19-20	
MH NV													
1	1	SAGEBRUSH CO (100)			0			0					
2	2	SAGEBRUSH CO SCHOOLS (9)			0			0					
3	3	GHOST TOWN			0			0					
4	4	MINE TOWN			0			0					
5	5	SILVER TOWN			0			0					
6	6	GOLD TOWN			0			0					
7	7	SAGEBRUSH COUNTY WATER DISTRICT			0			0					
8	8	SAGEBRUSH COUNTY HOSPITAL DISTRICT			0			0					
9	9	SAGEBRUSH COUNTY UTILITY DISTRICT			0			0					
10	10	GOLD TOWN GID			0			0					
		05/10/19											
		08:52:07 AM											
			County increase/decrease over last report		D-A-B-C (73,816,301)			F-E (62,773,552)					

### Centrally-Assessed Unitary and NPM -

The remaining columns of the Assessors Report in this workbook are completed by the Centrally-Assessed Properties Section of LGS (Columns J, NPM Proj Unsec, Unitary & 6-Mo CWIP, Unsec 12-Mo CWIP).

### Column J -

This column includes the total unitary growth of the redevelopment area excluded from Column F for each tax entity for the Secured Tax Roll (it does not include the Redev itself – only the growth).

### NPM Proj Unsec -

This column includes the total projected value for net proceeds of minerals tax. This data is gathered by the Department each March 1<sup>st</sup> through the projection forms sent to all mine operators.

**Unitary & 6-Mo CWIP –**

This column includes the secured values of interstate/intercounty property as well as six-month Construction Work In Progress (CWIP) values. The system-wide property values of interstate/intercounty companies are allocated to counties on the basis of unit-miles reported by taxpayers, such as the amount of wire-miles of electric companies in each county. Allocated county assessed values are then apportioned to each applicable tax district on the same unit-mile basis reported by taxpayers. Assessed values in each tax district are then recombined into total assessed values by tax entity, based on tax district information as certified by each county commission.

**Unsec 12-Mo CWIP –**

This column includes the projected unsecured twelve-month Construction Work in Progress (CWIP) values for property of interstate/intercounty companies. The projection is adjusted by the application of a cost-to-value ratio established by the Department based on industry-wide information. The adjusted assessed value is then allocated to each county using the same process described for the Unitary & 6-Mo CWIP above.

SAGEBRUSH ASSESSORS REPORT							
		10-31-2019	(J)				
		(G)	(H)	(I)	UNITARY		
TAXING		FIRE DIST	REDV GRW EX	REDV GRW EX	REDV GRW EX	NPM PROJ	UNITARY &
ENTITY		IND PROP	EACH DIST	EACH DIST	EACH DIST	UNSEC	6-MO CWIP
MN NV		/ LGTA	UNSEC 18-19	SEC 19-20	19-20	19-20	12-MO CWIP
							19-20
1	1 SAGEBRUSH CO [100]						
2	2 SAGEBRUSH CO SCHOOLS [20]						
3	3 GHOST TOWN						
4	4 MINE TOWN						
5	5 SILVER TOWN						
6	6 GOLD TOWN						
7	7 SAGEBRUSH COUNTY WATER DISTRICT						
8	8 SAGEBRUSH COUNTY HOSPITAL DISTRICT						
9	9 SAGEBRUSH COUNTY UTILITY DISTRICT						
10	10 GOLD TOWN GD						

**Excel Columns S through CO –**

These columns are previous reporting periods’ data (the most current previous period appears in Columns S-AG. The previous four October reports appear in Columns AH-CO). These are used in the bottom portion of the worksheet to calculate the projections based on historic data.

**Excel Columns CP (Ma) and CQ (Pa) –**

These columns contain the assessor’s projections for the Unsecured Roll and New Property as taken from the Ma-Pa projection form submitted by the assessor.

**Completing the MA-PA Projections –**

The county assessors project what new property will be added to the roll for the year stated on the report. The assessor may accept the computer projection, base the projection on a 3-year average growth or create a custom projection. *These projections are vital in January and March.*

**Ma-Pa Reporting Form –**

Following is a synopsis of the Ma-Pa Reporting Form and what information is contained in each column.

**Column D – Exist Unsec Projected 3-Yr Mean –**

This column averages the previous three years Existing Unsecured values to provide a projection.

**Column E – Exist Unsec Projected JAN –**

This column displays the assessor’s projection from the previous reporting period.



**Column F – (Ma) Assessors Exist Unsec MAR –**

This is a projection of the unsecured roll. Column F is asking you to project what you think **Column D – (Column A + Column B + Column C) will be for the next tax year** (example: If the current form is for January 2019, you would complete Columns A, B, C and D for the Unsecured Roll for 18-19 and then project in Column M what Column D – (Column A + Column B + Column C) will be for the 19-20 year). This data is input into Column CP of the LGS SEG Report (discussed above).

**Column G – New Prop Projected 3-Yr Mean –**

This column averages the previous three years’ new property, both Secured and Unsecured, to provide a projection.

**Column H – New Prop Projected JAN –**

This column displays the assessor’s projection from the previous reporting period.

**Column I – P(a) Assessors New Prop MAR –**

This is a projection of new property on the Unsecured and Secured Rolls. Column E above is the projection of new property to the 19-20 roll so you will add the projection for Columns A, B and C (Unsecured) for 19-20 to this (example: The current form is for January 2019. Columns A, B, and C are for the 18-19 Unsecured Roll and Column E is the 19-20 Secured Roll. For the P(a) projection, we will ask for Columns A, B, and C (Unsecured 19-20 year) **plus** Column E (Secured 19-20)). This data is input into Column CQ of the LGS SEG Report (discussed above).

If the assessor wishes to accept the 3-Yr Mean Projection or the Previous Reporting Period’s projection (JAN), he/she only needs to checkmark the box at the bottom of the form. If the assessor is providing a custom projection, Columns F and I need to be completed.

A	B	C	D	E	F	G	H	I	
1		SAGEBRUSH	(M)	(M)	(Ma)	(P)	(P)	(Pa)	
2			EXIST UNSEC	EXIST UNSEC	ASSESSORS	NEW PROP	NEW PROP	ASSESSORS	
3		TAXING	PROJECTED	PROJECTED	EXIST UNSEC	PROJECTED	PROJECTED	NEW PROP	
4		ENTITY	3-YR MEAN	JAN	MAR	3-YR MEAN	JAN	MAR	
5			19-20	19-20	19-20	19-20	19-20	19-20	
6	MN NV								
7	1	1 SAGEBRUSH CO	69,528,657	74,915,632	0	2,695,167	2,695,167	0	
8	2	2 SAGEBRUSH CO SCHOOLS	69,528,657	74,915,632	0	2,695,167	2,695,167	0	
9	3	3 GHOST TOWN	1,789,510	1,789,510	0	1,352,698	1,669,611	0	
10	4	4 MINE TOWN	1,619	1,619	0	0	0	0	
11	5	5 SILVER TOWN	122,525	122,525	0	2,481	3,325	0	
12	6	6 GOLD TOWN	149,602	149,602	0	49,931	49,931	0	
13	7	7 SAGEBRUSH CO WATER DIST	69,874,905	75,261,879	0	2,348,919	2,348,919	0	
14	8	8 SAGEBRUSH CO HOSPITAL DIST	69,874,905	75,261,879	0	2,348,919	2,348,919	0	
15	9	9 SAGEBRUSH CO UTILITY DIST	69,874,905	75,261,879	0	2,348,919	2,348,919	0	
16	10	10 GOLD TOWN GID	149,602	149,602	0	49,931	49,931	0	
17									
18	Please place an X in the box below to identify the projection you wish to use. If you are accepting the 3-year mean or the January Projection as your March projection, just check the box below (you don't need to copy the numbers into the pink highlighted cells). If you are doing a custom projection, please check the box below and complete the pink highlighted cells above.								
19									
20	<input type="checkbox"/>	Accept the 3-yr Mean Projection							
21	<input type="checkbox"/>	Accept the Jan Projection							
22	<input type="checkbox"/>	Assessor's Custom Projection							



## **Segregation Summary and Projections (Lines 101-199 on LGS's SEG Report) –**

### **Explanation of Columns –**

Following is an explanation of the data contained on the Segregation Summary and Projections which is formula-based from the Assessor Report (Lines 1-99).

#### ***Column A – Existing Secured Current Year –***

This column is the value of total secured property minus new secured property.

#### ***Column B – Existing Unsecured – 4<sup>th</sup> Year –***

This column is the value of total unsecured property (Columns D-A-B-C) from the October 4<sup>th</sup> year report (in this example, October 16-17).

#### ***Column C – Existing Unsecured – 3<sup>rd</sup> Year –***

This column is the value of total unsecured property (Columns D-A-B-C) from the October 3<sup>rd</sup> year report (in this example, October 17-18).

#### ***Column D – Existing Unsecured – 2<sup>nd</sup> Year –***

This column is the value of total unsecured property (Columns D-A-B-C) from the October 2<sup>nd</sup> year report (in this example, October 18-19).

#### ***Column E – New Property Secured & Unsecured – 4<sup>th</sup> Year –***

This column is the value of new secured property from the 4<sup>th</sup> year report plus new unsecured property from the October 3<sup>rd</sup> year report (in this example, Secured October 16-17 and Unsecured October 17-18).

#### ***Column F – New Property Secured & Unsecured – 3<sup>rd</sup> Year –***

This column is the value of new secured property from the 3<sup>rd</sup> year report plus new unsecured property from the October 2<sup>nd</sup> year report (in this example, Secured October 17-18 and Unsecured October 18-19).

#### ***Column G – New Property Secured & Unsecured – 2<sup>nd</sup> Year –***

This column is the value of new secured property from the 2<sup>nd</sup> year report plus new unsecured property from the October current year report (in this example, Secured October 18-19 and Unsecured March 19-20).

#### ***Column H – Unitary & 6-Mo CWIP – Current Year –***

This column is the value of “existing” centrally-assessed property for current year unitary and 6-month Construction Work In Progress (CWIP) (in this example, March 19-20).

#### ***Column I – Unsecured 12-Month CWIP – Current Year –***

This column is the value of new centrally-assessed property for current year 12-month Construction Work in Progress (CWIP) (in this example, March 19-20).

#### ***Column J – Growth Value of Redevelopment Excluded in Tax Entities –***

This column is the “growth” value of redevelopment excluded from other tax entities (Columns H+I+J).

**Column K – Fire District/Indian Property –**

This column is the value of fire district property and Indian land previously privately owned for the current year.

SAGEBRUSH SEGREGATION SUMMARY AND PROJECTIONS											
03-05-2019											
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)
	EXISTING SECURED	EXISTING UNSECURED	EXISTING UNSECURED	EXISTING UNSECURED	NEW PROP SEC & UNSEC	NEW PROP SEC & UNSEC	NEW PROP SEC & UNSEC	UNITARY & 6-MO CWIP	UNSECURED 12-MO CWIP	GRW VALUE REDV EXCL IN TAX ENT	FIRE DIST IND PROP / LGTA
TAXING ENTITY	19-20	16-17	17-18	18-19	16-17	17-18	18-19	19-20	19-20		
1 SAGEBRUSH CO	62,773,532	50,373,234	84,398,436	73,816,301	3,768,728	2,400,105	1,916,668	84,215,843	1,729,208	0	0
2 SAGEBRUSH CO SCHOOLS	62,773,532	50,373,234	84,398,436	73,816,301	3,768,728	2,400,105	1,916,668	84,215,843	1,729,208	0	0
3 GHOST TOWN	46,507,937	1,455,309	1,588,721	2,314,501	1,106,409	1,281,984	1,669,611	0	0	0	0
4 MINE TOWN	574,727	1,510	1,510	1,838	0	0	0	0	0	0	0
5 SILVER TOWN	1,812,411	118,738	116,604	132,240	3,197	820	3,325	0	0	0	0
6 GOLD TOWN	7,172,334	111,355	174,122	163,328	96,558	47,401	5,834	0	0	0	0
7 SAGEBRUSH CO WATER DIST	62,773,532	51,036,794	84,768,619	73,816,301	3,102,168	2,027,922	1,916,668	84,215,843	1,729,208	0	0
8 SAGEBRUSH CO HOSPITAL DIST	62,773,532	51,036,794	84,768,619	73,816,301	3,102,168	2,027,922	1,916,668	84,215,843	1,729,208	0	0
9 SAGEBRUSH CO UTILITY DIST	62,773,532	51,036,794	84,768,619	73,816,301	3,102,168	2,027,922	1,916,668	84,215,843	1,729,208	0	0
10 GOLD TOWN GD	7,172,334	111,355	174,122	163,328	96,558	47,401	5,834	0	0	0	0

**Column L – Existing Unsecured 3-Year Mean –**

This column is the existing Unsecured Mean of the last three years (Columns B+C+D/3).

**Column M – Existing Unsecured Projected –**

This column is the value of either the existing unsecured property value (Column D) or the existing unsecured 3-year mean (Column L), whichever is lower.

**Column (Ma) – Assessors Existing Unsecured –**

This is the assessor’s projections, as submitted on the Ma-Pa Reporting Form discussed above.

**Column N – Existing Property Projected –**

This column is the value of existing property on all rolls which equals Existing Secured current year (Column A), plus Unitary & 6-Mo CWIP (Column H), plus existing Unsecured Projected (Column M).

**Column O – New Property – 3-Year Mean –**

This column is the new Secured and Unsecured property mean of the last three years (Columns E+F+G/3).

**Column P – New Property Projected –**

This column is the value of either the New Secured and Unsecured property (Column G) or the New Property 3-Yr Mean (Column O), whichever is higher.

**Column (Pa) – Assessors New Property –**

This is the assessor’s projections, as submitted on the Ma-Pa Reporting Form discussed above.

**Column Q – Total Property Projected –**

This column is the value of total property for allowed ad valorem projected for the current year. It includes Unsecured 12-Mo CWIP for the current year (Column I), plus Existing Property Projected for the current year (Column N), plus the New Property Projected for the current year (Column P).

**Column R – Basic Values SCCRT –**

This column is the base value for SCCRT (Supplemental City County Consolidated Relief Tax) and includes Growth Value of Redevelopment excluded from other tax entities (Column J), plus Fire District Property (Column K) and Total Property Projected (Column Q).

### Column S – NPM Projected Unsecured –

This column is the value of Net Proceeds of Minerals projected tax for the current year.

### Column T – Total Property Revenue Projected Including Net Proceeds of Minerals –

This column is the value of Total Property Projected (Column Q) plus Net Proceeds of Minerals (Column S).

SAGEBRUSH SEGREGATION SUMMARY AND PROJECTIONS												
03-05-2019												
	(L)	(M)	(MA)	(N)	(O)	(P)	(PA)	(Q)	(R)	(S)	(T)	
TAXING ENTITY	EXIST UNSEC 3 YR MEAN (B+C+D)/3	EXIST UNSEC PROJECTED 19-20	ASSESSORS EXIST UNSEC 19-20	EXIST PROP 19-20 (A+H+Ma)	NEW PROP 3 YR MEAN PROJECTED 19-20	NEW PROP PROJECTED 19-20	ASSESSORS NEW PROP 19-20	TOTAL PROP 19-20 (I+H+Pa)	BASIC VALUES SCCRT 19-20 (J+Q)	NPM PROJ UNSECURED 19-20	REV PROJ 19-20 INCL NPM (D+S)	TOTAL PROP 19-20
MR INV												
1 1 SAGEBRUSH CO	69,528,657	69,528,657	69,528,657	216,518,032	2,695,167	2,695,167	2,695,167	220,942,407	220,942,407	11,640,996	232,583,403	232,583,403
2 2 SAGEBRUSH CO SCHOOLS	69,528,657	69,528,657	69,528,657	216,518,032	2,695,167	2,695,167	2,695,167	220,942,407	220,942,407	11,640,996	232,583,403	232,583,403
3 3 GHOST TOWN	1,789,510	1,789,510	1,789,510	48,297,447	1,352,888	1,352,888	1,352,888	49,650,335	49,650,335	0	49,650,335	49,650,335
4 4 MINE TOWN	1,819	1,819	1,819	576,246	0	0	0	576,246	576,246	0	576,246	576,246
5 5 SILVER TOWN	122,525	122,525	122,525	1,934,936	2,481	3,325	2,481	1,937,417	1,937,417	0	1,937,417	1,937,417
6 6 GOLD TOWN	149,602	149,602	149,602	7,321,936	49,931	49,931	49,931	7,371,867	7,371,867	0	7,371,867	7,371,867
7 7 SAGEBRUSH CO WATER DIST	69,874,905	69,874,905	69,874,905	216,864,280	2,348,919	2,348,919	2,348,919	220,942,408	220,942,408	11,640,996	232,683,404	232,683,404
8 8 SAGEBRUSH CO HOSPITAL DIST	69,874,905	69,874,905	69,874,905	216,864,280	2,348,919	2,348,919	2,348,919	220,942,408	220,942,408	11,640,996	232,683,404	232,683,404
9 9 SAGEBRUSH CO UTILITY DIST	69,874,905	69,874,905	69,874,905	216,864,280	2,348,919	2,348,919	2,348,919	220,942,408	220,942,408	11,640,996	232,683,404	232,683,404
10 10 GOLD TOWN GO	149,602	149,602	149,602	7,321,936	49,931	49,931	49,931	7,371,867	7,371,867	0	7,371,867	7,371,867

### Local Government Finance –

Once the SEG Report (Assessor Report, Segregation Summary and Projections) have been compiled and reviewed, the data is forwarded to the Local Government Finance Section of LGS for use in calculating revenue projections and tax rates.

### Timelines –

The Local Government Finance Section has some very tight deadlines after receiving the information. They are as follows:

#### January SEG –

The January SEG has to be completed by the Assessor and Centrally-Assessed by **January 31<sup>st</sup>** (NRS 361.390(2)). Local Government Finance has to provide preliminary revenue projections to local governments by **February 15<sup>th</sup>** (NRS 360.690(10)). This results in approximately two weeks in which LGF can review the report, make corrections and provide the preliminary revenue projections to the local governments.

#### March SEG –

The March SEG has to be completed by the Assessor and Centrally-Assessed by **March 5<sup>th</sup>** (NRS 361.390(2)). In addition by **March 5<sup>th</sup>**, pro forma reports are due to Local Government Finance by the Treasurers and Centrally-Assessed Properties of LGS (NRS 361.4535).

Local Government Finance has to provide final revenue projections and the maximum tax rates to local governments by **March 15<sup>th</sup>** (NRS 360.690(10)). This results in ten days in which LGF can review the reports, make corrections and provide final revenue projections and maximum tax rates to local governments.

Local Government Finance has to provide pro forma revenue projections for property taxes to the local governments by **March 25<sup>th</sup>** (NRS 361.4535).

Budget hearings are scheduled to begin by the third week of May (NRS 354.596(4)).

### **October SEG –**

The October SEG has to be completed by the Assessor and Centrally-Assessed by October 31st (NRS 361.390(2)). LGF reviews the reports and compares them to the final budgets to see how close they match.

### **Revenue Projections Report -**

Upon receiving the Segregation Summary and Projections report from the LGS Coordinator, the Local Government Finance Section develops the revenue projections for the following tax year. The preliminary projections are developed by February 15<sup>th</sup> and the final projections are developed by March 15<sup>th</sup>.

The Revenue Projections Report gathers revenue from various sources, for the following:

- Development of the maximum allowed property tax rates and allowed revenue projections:
  - o County Assessors (assessed values from tax rolls and projected new construction)
  - o Nevada Mining Companies (Net Proceeds of Minerals)
  - o Centrally-Assessed Properties (Unitary Property; 6 and 12-Month CWIP)
- Development of property tax rates for water basins
  - o Department of Conservation & Natural Resources (water basin budget assessments)
- Development of projections of motor vehicle fuel revenues
  - o Department of Motor Vehicles (motor fuel tax collections and annual gallonage)
- Development of projected allocation of motor vehicle fuel tax
  - o Department of Transportation (by county/area – road miles and vehicles miles)
- Calculation of the distribution of some motor fuel taxes
  - o Nevada State Demographer (population estimates for counties, cities and towns)
- Calculation of projected revenues for the CTX distribution – collected by the Department and redistributed (includes Sales and Use Tax, Various Excise Taxes, Real Property Transfer Tax)
  - o Federal Reserve Bank of San Francisco (CPI percentage growth)
  - o State of Nevada Economic Forum (CPI percentage growth)
- Development of projected revenues
  - o County and City Clerks (voter approved overrides)
- Development of property tax rate
  - o Department of Taxation – Administrative Services (Government Services Tax – Schools, Consolidated Tax Distribution, SCCRT Loss Calculation)

As you can see, SEG projections from the county assessors play a part in the Revenue Projections for each county and impact the allocation to each county from those sources.

### **Final Revenue Projection Report –**

Following is an explanation of the Final Revenue Projection Report developed by LGF to the local governments.

#### **Column 2 – Ad Valorem Revenue Base –**

This column's amount is the prior year's property tax revenue base as calculated in the prior year's revenue projections, column 6.

#### **Column 3 – FY 2019 Value of Property on the FY 2018 Roll –**

This column amount is taken from the Segregation Summary and Projections Report Column N (lines 100-199).

**Column 4 – Tax Rate for Growth Formula Calculations –**

This column amount is calculated as follows: the prior year’s ad valorem revenue base (Column 2) multiplied by 1.06 (which is the 6% increase in revenue allowed by NRS 354.59811). This product is then divided by Column 3 (the current year value of property on the prior year roll) and then multiplied by 100 to arrive at the allowable tax rate.

**Column 5 – FY 2019 Assessed Value for Tax Rate Calculation Excludes Redevelopment –**

This column amount is taken from the Segregation Summary and Projections Report Column Q.

**Column 6 – Allowed Ad Valorem Revenue Base –**

This column amount is the calculated allowed revenue for the local government for the current year before adding amounts for net proceeds of minerals, voter approved overrides and legislative overrides. The actual calculation is the tax rate for growth (Column 4) multiplied by the current year assessed value for tax rate calculation (Column 5) divided by 100.

**Column 7 – Legislative Amounts Added Each Year –**

This column includes revenue amounts added by the legislature pursuant to AB449 approved May 21, 1983. These amounts are added to the maximum combined revenue otherwise allowable under NRS 354.5982 for the cost of programs required by bills enacted by the 61<sup>st</sup> session of the Legislature. This law affects only a few local governments.

**Column 8 – Allowed Ad Valorem Revenue Calculation –**

This column is the sum of the allowed ad valorem revenue base (Column 6) and any legislative amounts added each year (Column 7).

SAGEBRUSH FINAL PROPERTY TAX RATE CALCULATION FY 2018-19

ENTITY	(2)*** COL 6 FY 2018 AD VALOREM REVENUE BASE	(3) FY 2019 VALUE OF PROPERTY ON THE FY 2018 ROLL	(4)*** (2)x1.06 /(3)x100 TAX RATE FOR GROWTH FORMULA CALCULATIONS	(5) FY 2019 ASSESSED VALUE FOR TAX RATE CALCULATION EXCLUDES REDEVELOPMENT	(6)*** (4)x(5)/ 100 ALLOWED AD VALOREM REVENUE BASE	(7) LEGISLATIVE AMOUNTS ADDED EACH YEAR	(8) (6)+(7) ALLOWED AD VALOREM REVENUE CALCULATION
SAGEBRUSH CO	\$ 11,912,949	175,496,503	7.1954	179,804,853	12,937,678	-	12,937,678
GHOST TOWN	355,762	45,584,967	0.8273	46,866,364	387,725	-	387,725
MINE TOWN	4,348	548,835	0.8398	548,835	4,609	-	4,609
SILVER TOWN	74,577	1,835,591	4.3066	1,838,768	79,188	-	79,188
GOLD TOWN	36,603	6,959,109	0.5575	7,016,838	39,119	-	39,119
SAGEBRUSH HOSPITAL	2,245,467	175,718,690	1.3545	179,804,853	2,435,457	-	2,435,457

\*\*\*Note: The Nevada Constitution limits the total ad valorem property tax levied to an amount not to exceed \$5.00 per \$100 of assessed valuation. NRS 361.453 (1) further limits the combined tax rate to \$3.64 per \$100 of assessed valuation. Pursuant to NRS 354.59811 (a), a 6% growth factor is applied to the allowed revenue base for the preceding fiscal year (column 2). Tax rates presented in column (4) are calculated based on the adjusted revenue base and represent rates that are necessary to generate the allowed revenue base for the subsequent fiscal year as displayed in column (6).

**Column 9 – FY 2019 Tax Rate Subject to Revenue Limitations –**

This column is the current year allowed tax rate calculated by taking the allowed ad valorem revenue calculation (Column 8), dividing it by the current year assessed value for tax rate calculation (Column 5) and multiplying the answer by 100 to arrive at the tax rate.

### Column 10 – FY 2018 Tax Rate Subject to Revenue Limitations –

This column is the allowable tax rate from the prior year’s published revenue projections Column 11.

### Column 11 – FY 2019 Tax Rate Based on the Greater of 9 or 10 –

This column is the greater of the current year tax rate as calculated in Column 9 or the prior year’s tax rate as recorded in Column 10. As stated in NRS 354.59811, the tax rate determined must not be less than the rate allowed for the previous fiscal year.

### Column 12 – FY 2019 Ad Valorem Revenue Calculated –

This column calculated the allowed property tax revenue for the current year before taking into account net proceeds of minerals, voter-approved overrides and legislative overrides. This amount is calculated by taking the current year assessed value (Column 5) multiplied by the allowable tax rate (Column 11) and dividing the product by 100.

### Column 13 – Projected Net Proceeds of Mines –

The information in this column comes from Column S of the Segregation Summary and Projections Report.

### Column 14 – FY 2019 Assessed Value Including Net Proceeds of Mines –

This column is the total assessed valuation for the local government and is the sum of the current year assessed value for tax rate calculation (Column 5) and the projected net proceeds of minerals (Column 13).

### Column 15 – Tax Rate Authorized by Voter Approval –

This column presents the tax rate overrides approved previously by the voters within the local government.

### Column 16 – Revenue Authorized by Voter Approval –

This column calculates the revenue from the voter-approved override as shown in Column 15. The calculation is the current year assessed value including net proceeds of mines (Column 14) multiplied by the tax rate authorized by voter approval (Column 15) divided by 100.

#### SAGEBRUSH FINAL PROPERTY TAX RATE CALCULATION FY 2018-19

ENTITY	(9) (8)/(5) x 100	(10)	(11)	(12) (5)x(11) / 100	(13)	(14) (5)+(13)	(15)	(16)
	FY 2019 TAX RATE SUBJECT TO REVENUE LIMITATIONS	FY 2018 TAX RATE SUBJECT TO REVENUE LIMITATIONS	FY 2019 TAX RATE BASED ON THE GREATER OF 9 OR 10	FY 2019 AD VALOREM REVENUE CALCULATED	PROJECTED NET PROCEEDS OF MINES	FY 2019 ASSESSED VALUE INCLUDING NET PROCEEDS OF MINES	TAX RATE AUTHORIZED BY VOTER APPROVAL	REVENUE AUTHORIZED BY VOTER APPROVAL
SAGEBRUSH CO	7.1954	7.8948	7.8948	14,195,234	11,640,996	191,445,849	0.0600	114,868
GHOST TOWN	0.8273	0.7921	0.8273	387,725	-	46,866,364	-	-
MINE TOWN	0.8398	0.7872	0.8398	4,609	-	548,835	-	-
SILVER TOWN	4.3066	9.0050	9.0050	165,581	-	1,838,768	-	-
GOLD TOWN	0.5575	0.5278	0.5575	39,119	-	7,016,838	-	-
SAGEBRUSH HOSPITAL	1.3545	1.4880	1.4880	2,675,496	11,640,996	191,445,849	-	-

### Columns 17 through 27 – Various Legislative Allowed Levies –

Columns 17, 18, 19, 20, 24 and 26 represent various legislative-allowed tax rate levies while Columns 21, 22, 23 and 25 represent various revenue levies. These amounts are to be added to the property tax revenue allowed based upon the calculated tax rate.

### Column 28 – Total Revenue from Legislative Overrides –

This column is the sum of the legislative allowed levy amounts calculated in columns 17 through 27.



**Column 29 – Tax Rates for Legislative Overrides –**

This column calculates the tax rate required for the legislative override levies as shown in Column 28. This is calculated by taking the total revenue from legislative overrides (Column 28) and dividing it by the current year assessed value including net Proceeds of Minerals (Column 14) and multiplying the result by 100.

**Column 30 – FY 2019 Total Allowed Ad Valorem Revenue –**

This column is the sum of the current year property tax revenue calculated (Column 12), the revenue authorized by voter approval (Column 16) and the total revenue from legislative overrides (Column 28).

**Column 31 – FY 2019 Total Combined Tax Rate –**

This column is the sum of the current year tax rate subject to revenue limitations (Column 11), the tax rate authorized by voter approval (Column 15) and the tax rates for legislative overrides (Column 29).

SAGEBRUSH FINAL PROPERTY TAX RATE CALCULATION FY 2018-19

ENTITY	(17)	(18)	(19)	(20)	(21)	(22) ((20)+(21))/(14)	(23)	(24)
	AUTO ACCIDENT INDIGENT LEVY \$.0150 NRS 428.185	INDIGENT LEVY \$.1000 NRS 428.285	CAPITAL ACQUISITION LEVY \$.0500 NRS 354.59815	YOUTH SERVICES REVENUE (WNRYS) \$.0500 NRS 354.59818	YOUTH SERVICES REVENUE SAGEBRUSH SPRINGS	TAX RATE NEEDED FUND YOUTH SERVICES	CARSON WATER SUB- CONSERVANCY LEVY \$.0300	FAMILY COURT LEVY .0192 NRS 3.0107
SAGEBRUSH CO	28,717	191,446	95,723	-	10,237	0.0053	-	-
GHOST TOWN	-	-	-	-	-	-	-	-
MINE TOWN	-	-	-	-	-	-	-	-
SILVER TOWN	-	-	-	-	-	-	-	-
GOLD TOWN	-	-	-	-	-	-	-	-
SAGEBRUSH HOSPITAL	-	-	-	-	-	-	-	-

SAGEBRUSH FINAL PROPERTY TAX RATE CALCULATION FY 2018-19

ENTITY	(25)	(26)	(27)	(28)	(29) (28)/(14)	(30) (12)+(16)+(28)	(31) (11)+(15)+(29)
	OTHER LEGISLATIVE INCREASES OUTSIDE REVENUE LIMITATION	FY 2019 AD VALOREM MAKE-UP REVENUE NRS 354.59813	TAX RATE INCREASE NEEDED TO FUND COL 26	TOTAL REVENUE FROM LEGISLATIVE OVERRIDES	TAX RATES FOR LEGISLATIVE OVERRIDES	FY 2019 TOTAL ALLOWED AD VALOREM REVENUE	FY 2019 TOTAL COMBINED TAX RATE
SAGEBRUSH CO	-	456,697	0.2386	782,820	0.4089	15,092,921	8.3637
GHOST TOWN	-	-	-	-	-	387,725	0.8273
MINE TOWN	-	-	-	-	-	4,609	0.8398
SILVER TOWN	-	-	-	-	-	165,581	9.0050
GOLD TOWN	-	-	-	-	-	39,119	0.5575
SAGEBRUSH HOSPITAL	-	30,905	0.0161	30,905	0.0161	2,706,402	1.5041

\*\*\*Note: The Nevada Constitution limits the total ad valorem property tax levied to an amount not to exceed \$5.00 per \$100 of assessed valuation. NRS 361.453 (1) further limits the combined tax rate to \$3.64 per \$100 of assessed valuation. Pursuant to NRS 354.59811 (a), a 6% growth factor is applied to the allowed revenue base for the preceding fiscal year (column 2). Tax rates presented in column (4) are calculated based on the adjusted revenue base and represent rates that are necessary to generate the allowed revenue base for the subsequent fiscal year as displayed in column (6).



## Final Budgets (Schedule S-3) –

When the local governments receive the revenue projections, they complete their preliminary and final budgets by inputting data in Schedule S-3.

### Column 1 – Allowed Tax Rate –

The allowed tax rates are taken from the Final Revenue Projections. The allowed operating tax rate (Row A - Column 1) is taken from Column 11. The allowed tax rate for voter approved overrides (Row C - Column 1) is taken from Column 15. The individual legislative overrides and the subtotal legislative overrides are taken from the corresponding columns titled the same and gives the local entity their total combined tax rate.

### Column 2 – Assessed Valuation –

The assessed valuation (Row A – Column 2) is taken from Column 5 of the Final Revenue Projections which is also the same amount as Column Q of the Segregation Summary and Projections Report. The Net Proceeds of Minerals values (Row B) are taken from Column 13 of the Final Revenue Projections which is also the same as Column S of the Segregation Summary and Projections Report.

### Column 3 – Allowed Ad Valorem Revenue –

This value is calculated by multiplying Column 1 by Column 2 and dividing the product by 100.

### Column 4 – Tax Rate Levied –

This value is the actual tax to be levied. The local government board may not exceed the maximum allowed rate in the Final Revenue Projections, which are also shown in Column 1. The Department uses these rates in the Property Tax Rates for Nevada Local Government publication.

### Column 5 – Total Preabated Ad Valorem Revenue –

This is calculated by multiplying the Assessed Valuation (Column 2) by the Tax Rate Levied (Column 4) and dividing the product by 100.

### Column 6 – Ad Valorem Tax Abatement –

This is calculated by subtracting Column 7 from Column 5.

### Column 7 – Budgeted Ad Valorem Revenue with Cap –

This value is supplied by the local government budget authority.

## Calculating the Tax Rate -

NRS 354.59811 sets forth the limitation upon revenue from property taxes and the method of calculation to accomplish this. Pursuant to statutes, the calculation doesn't apply to school districts, an emergency telephone number district or a redevelopment district.

It defines the 6% growth limit by providing the calculation of **the maximum amount of money** that a local government...may receive **from taxes ad valorem**...to be calculated as follows:

- (a) **The rate** must be set so that when applied to the current fiscal year's assessed valuation of **all property** which was **on the preceding fiscal year's assessment roll**...it will **produce 106 percent of the maximum revenue allowable** from taxes ad valorem for the preceding fiscal year...

The basic philosophy is that the rate must be set so it will produce 106% of the maximum revenue allowable from property taxes for the preceding fiscal year, except the rate can't be lower than last year's rate.

## Property Tax Rates for Nevada Local Governments (Redbook) -

From the information collected in the Annual Revenue Projections, the Property Tax Rates for Nevada Local Governments (Redbook) is prepared. This publication is reviewed and adopted by the Nevada Tax Commission and can be found published on the Department of Taxation's website at:

<https://tax.nv.gov/LocalGovt/PolicyPub/ArchiveFiles/Redbook/>

### Section A –

Section A identifies the assessed values plus the net proceeds of minerals assessed value provided by the Department for a total assessed valuation for each entity within the county. These entities are created by the city/county charters and each have a right to tax (even though they may not currently be taxing); therefore, each must have an assessed valuation amount (they could establish a tax rate so they need to be included in the SEG and the Redbook). Also indicated is the tax rate for each taxing entity and the total property tax rate. The Assessed Valuation and Net Proceeds Valuation indicated here, come from the March SEG report or the Final Projection Report. The tax rates are then developed from those values by Local Government Finance.

SAGEBRUSH COUNTY									
1	2	3	4	5	6	7	8	9	10
LOCAL GOVERNMENT TAXING UNIT	ASSESSED VALUATION	EST. NET PROCEEDS OF MINERALS	TOTAL ASSESSED VALUATION	COMBINED TAX RATE (col 9, part B)	COUNTY TAX RATE	COMBINED SPECIAL DISTRICT TAX RATE	SCHOOL TAX RATE	STATE TAX RATE	TOTAL PROPERTY TAX RATE
Sagebrush County	179,804,853	11,640,996	191,445,849	2.2900		0.2000	1.0000	0.1700	3.6600
Sagebrush County School District	179,804,853	11,640,996	191,445,849	1.0000					
Ghost Town	46,866,364	-	46,866,364	0.0000	2.2900	0.2000	1.0000	0.1700	3.6600
Mine Town	548,835	-	548,835	0.0000	2.2900	0.2000	1.0000	0.1700	3.6600
Silver Town	1,838,768	-	1,838,768	0.0000	2.2900	0.2000	1.0000	0.1700	3.6600
Gold Town	7,016,838	-	7,016,838	0.0000	2.2900	0.2000	1.0000	0.1700	3.6600
Sagebrush County Water District	179,804,853	11,640,996	191,445,849	-					
Sagebrush County Hospital District	179,804,853	11,640,996	191,445,849	0.2000					
Sagebrush County Utility District	179,804,853	11,640,996	191,445,849	-					
Gold Town GID	7,016,838	-	7,016,838	-					

### Section B –

Section B identifies the different rates that comprise the combined tax rate, which include maximum allowed and levied operating rates, voter approved overrides allowed and levied tax rates, legislatively allowed and levied tax rates and rates necessary to service debt incurred by the entity.

SAGEBRUSH COUNTY								
1	2	3	4	5	6	7	8	9
LOCAL GOVERNMENT TAXING UNIT	MAXIMUM ALLOWED TAX RATE	ACTUAL RATE IMPOSED	VOTER ALLOWED TAX RATE	IMPOSED VOTER TAX RATE	LEGISLATIVE ALLOWED TAX RATE	IMPOSED LEGISLATIVE TAX RATE	DEBT SERVICE TAX RATE	COMBINED TAX RATE (col 5, part A)
Sagebrush County	7.8948	2.0595	0.0600	0.0600	0.4089	0.1705	-	2.2900
Sagebrush County School District	0.7500	0.7500	-	-	-	-	0.2500	1.0000
Ghost Town	0.8273	-	-	-	-	-	-	0.0000
Mine Town	0.8398	-	-	-	-	-	-	0.0000
Silver Town	9.0050	-	-	-	-	-	-	0.0000
Gold Town	0.5575	-	-	-	-	-	-	0.0000
Sagebrush County Hospital District	1.4880	0.2000	-	-	0.0161	-	-	0.2000

## Section C –

Section C indicates the impact of the voter approved overrides.

### SAGEBRUSH COUNTY

#### VOTER APPROVED OVERRIDES

ENTITY	PURPOSE OF FUNDS	RATE OR \$ AMOUNT APPROVED	DATE PASSED	DURATION OF LEVY	PREABATEMENT TAX IMPACT OF OVERRIDE ON A HOME WITH \$100,000 TAXABLE VALUE
Sagebrush County	Senior Citizens' Center	0.0600	11/6/2012	8 years; expires FYE 06/30/2021	\$ 21.00

#### PROPERTY TAX IMPACT ON A HOME WITH \$100,000 TAXABLE VALUE

ENTITY	TOTAL TAX RATE	TAX BILL
Sagebrush County	3.6600	\$ 1,281.00
All Towns	3.6600	\$ 1,281.00

## Section D –

The tax entities that have a rate assigned are listed in the right-hand tables.

### SAGEBRUSH COUNTY

#### OVERLAPPING TAXING DISTRICTS

ENTITY	TAXING DISTRICT	OVERLAPPING DISTRICTS	TOTAL PROPERTY TAX RATE
Ghost Town	0100	10+20+100+201	3.6600
Sagebrush County (unincorporated)	0150	10+20+100+201	3.6600
Mine Town	0120	10+20+100+201	3.6600
Silver Town	0130.0140	10+20+100+201	3.6600
Gold Town	200	10+20+100+201	3.6600

ENTITY CODE	ENTITY	ENTITY RATE
10	State of Nevada #	0.1700
20	Sagebrush County School District	1.0000
100	Sagebrush County	2.2900
201	Sagebrush County Hospital District	0.2000

#PURSUANT TO SB 546 (2017), \$0.02 ADDED TO STATE TAX RATE ;\$0.0045 FOR CAPITAL PROJECTS & \$0.0155 FOR CONSERVATION OF NATURAL RESOURCES. OUTSIDE PROPERTY TAX RATE CAP.

The tables on the left-hand side indicate the overlapping tax districts or the districts that receive monies for their rate by combining the entities from the right-hand table.

An overlapping tax district is an area within a county with a combination of two or more tax rates for entities formed for a specific purpose. Boundaries for taxing purposes are defined by resolution or a vote of the residents of the county.

## Section E –

If a county has any redevelopment districts identified, the information for those districts would appear in Section E.