

**STATE OF NEVADA**  
**DEPARTMENT OF TAXATION**



**2007-2008**

**IMPROVEMENT FACTOR REPORT**

**June 26, 2006**

**Prepared by:  
Division of Assessment Standards**

**Table of Contents**  
**Executive Summary Version**

<u>Topic</u>	<u>Page</u>
<b>Improvement Factor Report.....</b>	<b>i</b>
<b>2007-2008 Proposed Improvement Factor.....</b>	<b>1</b>
<b>Improvement Factor by Region.....</b>	<b>2</b>
<b>Statewide Factor Computation.....</b>	<b>10</b>
<b>Builders Cost Survey Results.....</b>	<b>Appendix I</b>
<b>Notifications from Assessors.....</b>	<b>Appendix II</b>

## 2007-2008 Improvement Factor Report

*This report does not include the spreadsheets of data supporting the analysis of the Marshall-Swift Costing Service Cost Manual. If you desire a copy of this material, please contact the Division of Assessment Standards.*

In 2003, the Legislature amended NRS 361.260 (5) and added NRS 361.261. Under the amended NRS 361.260(5), assessors may either apply a factor to improvements in non-reappraisal areas or they have the option of determining the replacement cost and subtracting all applicable depreciation and obsolescence for improvements in non-reappraisal areas. If an assessor chooses to apply a factor, the factor *“must reasonably represent the change, if any, in the taxable value of typical improvements in the area since the preceding year, and must take into account all applicable depreciation and obsolescence.”*

NRS 361.261 now requires the Department to propose any improvement factors on or before February 1 of each year. Then, on or before May 15<sup>th</sup> of the same year, each county assessor shall notify the Tax Commission that he either approves or objects to the proposed factors that are applicable to the county he represents. If any county assessor objects, the Tax Commission shall hold a hearing on the proposed factors and make every effort to reconcile the objections.

Legislative history and the minutes of Tax Commission meetings since 1981 indicate the purpose of the factor is to keep properties not reappraised at a similar level of assessment with properties that are reappraised. Typically, reappraised properties reflect the inflationary trends affecting new construction. However, the county assessors are only required to reappraise once every five years. If an improvement factor is not applied to non-reappraised properties during the interim between reappraisals, over time there is the potential of a large upward spike in assessed value in order to catch up with the inflationary trends of the previous four years. The improvement factor provides a means to ensure a stable property tax environment, and avoids unanticipated valuation increases.

The Department annually conducts a comprehensive study to determine the increases or decreases in typical building costs. For the 2007-2008 tax cycle, the Department used the following sources of information to estimate the rate of change in costs:

Sources:

1. Study of Marshall-Swift Costing Service cost manual, by region
2. Survey of Area Contractors

For the 2007-2008 tax cycle, the Department recommends that a statewide factor of 1.03 be applied to non-reappraised improvements. This is a statewide average supported by the sources listed above. The factor represents building cost trends but does not include all applicable depreciation and obsolescence, which must be calculated at the local level. The factor is contained within the range of reasonable representations of cost changes. A statewide factor displays less volatility than regional factors while still maintaining values between the mandated range of 32% to 36% required by NRS 361.333 and improving uniformity among jurisdictions.

## ***Area Contractor Survey***

Area contractors are annually surveyed to determine whether building costs have gone up, down, or stayed the same, as well as to determine the approximate percentage change the contractors experienced during the period from September 2004 to September 2005. The Division obtains an updated “Licensed Contractors” list from the Nevada State Contractors Board. There were over 2000 contractors licensed to do business in the state of Nevada during 2004-05. This list was pared down to approximately 900 contractors that do business entirely within Nevada. The survey contained the following question, the type of construction they are engaged in, whether residential or commercial, or both, the percentage change observed in overall costs. Finally, they were asked to identify the geographic areas in which they build. Over 480 contractors responded to the survey.

## ***Study of Marshall-Swift Costing Service Cost Manual***

Tracking changes in costs reported by the Marshall and Swift Costing Service is important because, pursuant to NAC 361.128 (2)(b), county assessors are required to use:

the standards in the cost manuals, including modifiers of local costs, published through or furnished by the Marshall and Swift Publication Company, as they existed on October 1 of the year preceding the current assessment year, if the executive director approves it for use by county assessors in determining the costs of improvements.

The study of the Marshall-Swift Costing Service has been conducted by the Department annually for the last twenty-three years. The steps include an analysis of the rate of change of regional factors for each class of construction, including 5 types of commercial construction and 2 types of residential construction. The local cost modifiers are also studied to determine the rate of change, from October 1<sup>st</sup> of 2004 to October 1<sup>st</sup> of 2005, for each building type and applied to the regional change.

The resulting forty-nine factors are mathematically accurate, but unwieldy for assessors to apply, because it would require an individual analysis and data entry on each property to see which of the forty-nine factors is the most appropriate. To simplify the process, the Department weights the factors on the basis of the type of construction observed statewide. This reduces the number of factors to five for commercial and two for residential. A second weighting is applied, based on the relative total assessed value of commercial to residential properties reported in the Statistical Analysis of the Roll. This results in an overall weighted factor for commercial properties and an overall weighted factor for residential properties. These two are added to produce an improvement factor by region. The average of all the regions except Las Vegas produces a weighted statewide factor. The Summary Table on page 1 shows the regional weighted average factors, as well as the weighted statewide factor of 1.03.

These factors are produced based on data from October 1, 2004 to October 1, 2005 and applied to improvements for a lien date in July, 2007. The period in time is required to compile data, process it, get it approved by the Tax Commission, and then disseminated to assessors for assessments prepared in advance of the July 1, 2007 lien date.

### ***Conclusions and Recommendations***

Regional factors based on the study of Marshall-Swift Costing Service Cost Manual are accurate and provide equalized values. However, the acceptable range of resulting ratios has a greater spread between regions. Statewide factors, barring unusual local conditions, not only provide equalized values, but also tighter uniformity among regions. Given the results of the various sources of information, the Department recommends a statewide factor of 1.03%.

DRAFT

NEVADA DEPARTMENT OF TAXATION  
 2006 IMPROVEMENT FACTOR STUDY  
 2007-2008 PROPOSED IMPROVEMENT FACTORS

COMPUTED FROM THE MARSHALL SWIFT RESIDENTIAL & COMMERCIAL MANUALS

FACTOR AREA	ROUNDED FACTOR	RAW FACTOR	WEIGHT	FACTOR SHARE
CARSON CITY	1.03	1.034	15.6%	0.1612
ELKO	1.01	1.014	6.2%	0.0625
FALLON	1.03	1.033	7.9%	0.0815
LINCOLN COUNTY	1.05	1.051	0.4%	0.0040
NYE COUNTY	1.03	1.032	3.3%	0.0342
RENO - SPARKS	1.04	1.035	58.8%	0.6093
LAKE TAHOE	1.05	1.048	7.8%	0.0819
STATEWIDE	1.03	1.034	100.0%	1.0346
LAS VEGAS	1.05	1.053	N/A	N/A

NEVADA DEPARTMENT OF TAXATION  
 2007-2008 IMPROVEMENT FACTOR STUDY  
 CARSON CITY IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 10/04 *	LOCAL MULTIPLIER 10/05 *	PRICE RELATIVE 10/05 / 10/04 (C / B)	COMPARATIVE COST MULTIPLIER 10/05>10/04 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * J)
COMMERCIAL									
A	1.13	1.11	0.9823	1.048	1.0295	0.040	0.0412		
B	1.09	1.08	0.9908	1.044	1.0344	0.040	0.0414		
C	1.09	1.07	0.9817	1.041	1.0219	0.500	0.5109		
D	1.10	1.07	0.9727	1.039	1.0107	0.250	0.2527		
S	1.12	1.10	0.9821	1.045	1.0263	0.170	0.1745		
ALL COMMERCIAL						1.000	1.0206	0.3202	0.3268
RESIDENTIAL									
FRAME	1.10	1.08	0.9818	1.061	1.0417	0.800	0.8334		
MASONRY	1.09	1.07	0.9817	1.054	1.0347	0.200	0.2069		
ALL RESIDENTIAL						1.000	1.0403	0.6798	0.7072
CARSON CITY COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0340
PROPOSED CARSON CITY IMPROVEMENT FACTOR									1.0300
WEIGHTED MEDIAN STATEWIDE IMPROVEMENT FACTOR									1.0300

\* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7  
 \*\* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12  
 \*\*\* BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR  
 \*\*\*\* 2003-04 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION  
2007-2008 IMPROVEMENT FACTOR STUDY

ELKO IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 10/04 *	LOCAL MULTIPLIER 10/05 *	PRICE RELATIVE 10/05 / 10/04 (C / B)	COMPARATIVE COST MULTIPLIER 10/05>10/04 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * J)
COMMERCIAL									
A	1.07	1.05	0.9813	1.048	1.0284	0.040	0.0411		
B	1.06	1.04	0.9811	1.044	1.0243	0.040	0.0410		
C	1.08	1.05	0.9722	1.041	1.0121	0.500	0.5060		
D	1.07	1.04	0.9720	1.039	1.0099	0.250	0.2525		
S	1.07	1.05	0.9813	1.045	1.0255	0.170	0.1743		
ALL COMMERCIAL						1.000	1.0149	0.4460	0.4526
RESIDENTIAL									
FRAME	1.08	1.03	0.9537	1.061	1.0119	0.800	0.8095		
MASONRY	1.09	1.05	0.9633	1.054	1.0153	0.200	0.2031		
ALL RESIDENTIAL						1.000	1.0126	0.5540	0.5610
ELKO COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0136
PROPOSED ELKO IMPROVEMENT FACTOR									1.0100
WEIGHTED MEDIAN STATEWIDE IMPROVEMENT FACTOR									1.0300

\* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7  
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 \*\*\*\* 2003-04 STATISTICAL ANALYSIS OF THE TAX ROLL



NEVADA DEPARTMENT OF TAXATION  
2007-2008 IMPROVEMENT FACTOR STUDY

FALLON IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 10/04 *	LOCAL MULTIPLIER 10/05 *	PRICE RELATIVE 10/05 / 10/04 (C / B)	COMPARATIVE COST MULTIPLIER 10/05>10/04 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * J)
COMMERCIAL									
A	1.05	1.03	0.9810	1.048	1.0280	0.040	0.0411		
B	1.02	1.01	0.9902	1.044	1.0338	0.040	0.0414		
C	1.04	1.02	0.9808	1.041	1.0210	0.500	0.5105		
D	1.04	1.01	0.9712	1.039	1.0090	0.250	0.2523		
S	1.06	1.04	0.9811	1.045	1.0253	0.170	0.1743		
ALL COMMERCIAL						1.000	1.0195	0.2998	0.3057
RESIDENTIAL									
FRAME	1.04	1.02	0.9808	1.061	1.0406	0.800	0.8325		
MASONRY	1.04	1.02	0.9808	1.054	1.0337	0.200	0.2067		
ALL RESIDENTIAL						1.000	1.0392	0.7002	0.7277
FALLON COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0333
PROPOSED FALLON IMPROVEMENT FACTOR									1.0300
WEIGHTED MEDIAN STATEWIDE IMPROVEMENT FACTOR									1.0300

\* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7  
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NEVADA DEPARTMENT OF TAXATION  
2007-2008 IMPROVEMENT FACTOR STUDY

LAS VEGAS IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 10/04 *	LOCAL MULTIPLIER 10/05 *	PRICE RELATIVE 10/05 / 10/04 (C / B)	COMPARATIVE COST MULTIPLIER 10/05>10/04 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * J)
COMMERCIAL									
A	1.12	1.13	1.0089	1.048	1.0574	0.040	0.0423		
B	1.11	1.13	1.0180	1.044	1.0628	0.040	0.0425		
C	1.12	1.12	1.0000	1.041	1.0410	0.500	0.5205		
D	1.13	1.12	0.9912	1.039	1.0298	0.250	0.2575		
S	1.11	1.12	1.0090	1.045	1.0544	0.170	0.1793		
ALL COMMERCIAL						1.000	1.0420	0.3474	0.3620
RESIDENTIAL									
FRAME	1.13	1.13	1.0000	1.061	1.0610	0.800	0.8488		
MASONRY	1.12	1.12	1.0000	1.054	1.0540	0.200	0.2108		
ALL RESIDENTIAL						1.000	1.0596	0.6526	0.6914
LAS VEGAS COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0535
PROPOSED LAS VEGAS IMPROVEMENT FACTOR									1.0500
WEIGHTED MEDIAN STATEWIDE IMPROVEMENT FACTOR									1.0300

\* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7  
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NEVADA DEPARTMENT OF TAXATION  
2007-2008 IMPROVEMENT FACTOR STUDY

LINCOLN COUNTY IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 10/04 *	LOCAL MULTIPLIER 10/05 *	PRICE RELATIVE 10/05 / 10/04 (C / B)	COMPARATIVE COST MULTIPLIER 10/05>10/04 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * J)
COMMERCIAL									
A	1.01	1.02	1.0099	1.048	1.0584	0.040	0.0423		
B	1.02	1.04	1.0196	1.044	1.0645	0.040	0.0426		
C	1.04	1.04	1.0000	1.041	1.0410	0.500	0.5205		
D	1.04	1.03	0.9904	1.039	1.0290	0.250	0.2573		
S	1.01	1.01	1.0000	1.045	1.0450	0.170	0.1777		
ALL COMMERCIAL						1.000	1.0403	0.4426	0.4604
RESIDENTIAL									
FRAME	1.04	1.04	1.0000	1.061	1.0610	0.800	0.8488		
MASONRY	1.04	1.04	1.0000	1.054	1.0540	0.200	0.2108		
ALL RESIDENTIAL						1.000	1.0596	0.5574	0.5907
LINCOLN COUNTY COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0511
PROPOSED LINCOLN COUNTY IMPROVEMENT FACTOR									1.0500
WEIGHTED MEDIAN STATEWIDE IMPROVEMENT FACTOR									1.0300

\* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7  
 \*\* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12  
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 \*\*\*\* 2003-04 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION  
2007-2008 IMPROVEMENT FACTOR STUDY

NYE COUNTY IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 10/04 *	LOCAL MULTIPLIER 10/05 *	PRICE RELATIVE 10/05 / 10/04 (C / B)	COMPARATIVE COST MULTIPLIER 10/05>10/04 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * J)
COMMERCIAL									
A	0.98	0.97	0.9898	1.048	1.0373	0.040	0.0415		
B	0.95	0.95	1.0000	1.044	1.0440	0.040	0.0418		
C	0.95	0.93	0.9789	1.041	1.0191	0.500	0.5095		
D	0.92	0.89	0.9674	1.039	1.0051	0.250	0.2513		
S	0.98	0.96	0.9796	1.045	1.0237	0.170	0.1740		
ALL COMMERCIAL						1.000	1.0181	0.2555	0.2601
RESIDENTIAL									
FRAME	0.92	0.90	0.9783	1.061	1.0379	0.800	0.8303		
MASONRY	0.95	0.93	0.9789	1.054	1.0318	0.200	0.2064		
ALL RESIDENTIAL						1.000	1.0367	0.7445	0.7718
NYE COUNTY COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0320
PROPOSED NYE COUNTY IMPROVEMENT FACTOR									1.0300
WEIGHTED MEDIAN STATEWIDE IMPROVEMENT FACTOR									1.0300

\* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7  
 \*\* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12  
 \*\*\* BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR  
 \*\*\*\* 2003-04 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION  
2007-2008 IMPROVEMENT FACTOR STUDY

RENO - SPARKS IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 10/04 *	LOCAL MULTIPLIER 10/05 *	PRICE RELATIVE 10/05 / 10/04 (C / B)	COMPARATIVE COST MULTIPLIER 10/05>10/04 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * J)
COMMERCIAL									
A	1.13	1.11	0.9823	1.048	1.0295	0.040	0.0412		
B	1.09	1.09	1.0000	1.044	1.0440	0.040	0.0418		
C	1.09	1.08	0.9908	1.041	1.0315	0.500	0.5157		
D	1.09	1.06	0.9725	1.039	1.0104	0.250	0.2526		
S	1.12	1.10	0.9821	1.045	1.0263	0.170	0.1745		
ALL COMMERCIAL						1.000	1.0257	0.3293	0.3378
RESIDENTIAL									
FRAME	1.09	1.07	0.9817	1.061	1.0415	0.800	0.8332		
MASONRY	1.09	1.07	0.9817	1.054	1.0347	0.200	0.2069		
ALL RESIDENTIAL						1.000	1.0402	0.6707	0.6976
RENO - SPARKS COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0354
PROPOSED RENO - SPARKS IMPROVEMENT FACTOR									1.0400
WEIGHTED MEDIAN STATEWIDE IMPROVEMENT FACTOR									1.0300

\* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7  
 \*\* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12  
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NEVADA DEPARTMENT OF TAXATION  
2007-2008 IMPROVEMENT FACTOR STUDY

LAKE TAHOE IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 10/04 *	LOCAL MULTIPLIER 10/05 *	PRICE RELATIVE 10/05 / 10/04 (C / B)	COMPARATIVE COST MULTIPLIER 10/05>10/04 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * J)
COMMERCIAL									
A	1.20	1.19	0.9917	1.048	1.0393	0.040	0.0416		
B	1.18	1.18	1.0000	1.044	1.0440	0.040	0.0418		
C	1.18	1.18	1.0000	1.041	1.0410	0.500	0.5205		
D	1.19	1.18	0.9916	1.039	1.0303	0.250	0.2576		
S	1.20	1.19	0.9917	1.045	1.0363	0.170	0.1762		
ALL COMMERCIAL						1.000	1.0376	0.3026	0.3140
RESIDENTIAL									
FRAME	1.19	1.18	0.9916	1.061	1.0521	0.800	0.8417		
MASONRY	1.18	1.18	1.0000	1.054	1.0540	0.200	0.2108		
ALL RESIDENTIAL						1.000	1.0525	0.6974	0.7340
								1.0000	1.0480
									PROPOSED LAKE TAHOE IMPROVEMENT FACTOR
									1.0500
									WEIGHTED MEDIAN STATEWIDE IMPROVEMENT FACTOR
									1.0300

\* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7  
 \*\* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12  
 \*\*\* BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR  
 \*\*\*\* 2003-04 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION  
2007-2008 IMPROVEMENT FACTOR STUDY

STATEWIDE IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 10/04 *	LOCAL MULTIPLIER 10/05 *	PRICE RELATIVE 10/05 / 10/04 (C / B)	COMPARATIVE COST MULTIPLIER 10/05>10/04 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * J)
COMMERCIAL									
A	1.06	1.05	0.9906	1.048	1.0381	0.040	0.0415		
B	1.05	1.04	0.9905	1.044	1.0341	0.040	0.0414		
C	1.06	1.04	0.9811	1.041	1.0214	0.500	0.5107		
D	1.05	1.02	0.9714	1.039	1.0093	0.250	0.2523		
S	1.07	1.05	0.9813	1.045	1.0255	0.170	0.1743		
ALL COMMERCIAL						1.000	1.0202	0.3287	0.3353
RESIDENTIAL									
FRAME	1.04	1.02	0.9808	1.061	1.0406	0.800	0.8325		
MASONRY	1.06	1.04	0.9811	1.054	1.0341	0.200	0.2068		
ALL RESIDENTIAL						1.000	1.0393	0.6713	0.6977
								1.0000	1.0330
									PROPOSED STATEWIDE IMPROVEMENT FACTOR 1.0300
									WEIGHTED MEDIAN STATEWIDE IMPROVEMENT FACTOR 1.0300

\* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7  
 \*\* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12  
 \*\*\* BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR  
 \*\*\*\* 2003-04 STATISTICAL ANALYSIS OF THE TAX ROLL

**Appendix I:**  
**Builders' Survey**



# NEVADA DEPARTMENT OF TAXATION

## 2007-08 BUILDERS COST SURVEY

### STATEWIDE

CHANGE	COUNT	%CHANGE	%TOTAL
DOWN	1	-5.00%	0.25%
NONE	12	0.17%	2.94%
UP	395	9.00%	96.81%
TOTAL	408	8.73%	100.00%

TYPE	COUNT	%CHANGE	%TOTAL
COM	37	13.49%	9.07%
RES	237	8.33%	58.09%
BOTH	134	8.13%	32.84%
TOTAL	408	8.73%	100.00%

### CARSON CITY

CHANGE	COUNT	%CHANGE	%TOTAL
DOWN	0	0.00%	0.00%
NONE	0	0.00%	0.00%
UP	113	9.06%	100.00%
TOTAL	113	9.06%	100.00%

TYPE	COUNT	%CHANGE	%TOTAL
COM	13	15.77%	11.50%
RES	68	8.91%	60.18%
BOTH	32	6.66%	28.32%
TOTAL	113	9.06%	100.00%

### ELKO

CHANGE	COUNT	%CHANGE	%TOTAL
DOWN	0	0.00%	0.00%
NONE	1	0.00%	4.17%
UP	23	9.89%	95.83%
TOTAL	24	9.89%	100.00%

TYPE	COUNT	%CHANGE	%TOTAL
COM	4	7.50%	16.67%
RES	8	9.38%	33.33%
BOTH	12	10.21%	50.00%
TOTAL	24	9.89%	100.00%

### FALLON

CHANGE	COUNT	%CHANGE	%TOTAL
DOWN	0	0.00%	0.00%
NONE	2	0.50%	5.41%
UP	35	9.64%	94.59%
TOTAL	37	9.15%	100.00%

TYPE	COUNT	%CHANGE	%TOTAL
COM	3	30.33%	8.11%
RES	22	7.16%	59.46%
BOTH	12	7.50%	32.43%
TOTAL	37	9.15%	100.00%

# NEVADA DEPARTMENT OF TAXATION

## 2007-08 BUILDERS COST SURVEY

### LINCOLN

CHANGE	COUNT	%CHANGE	%TOTAL
DOWN	0	0.00%	0.00%
NONE	0	0.00%	0.00%
UP	7	5.21%	100.00%
TOTAL	7	5.21%	100.00%

TYPE	COUNT	%CHANGE	%TOTAL
COM	0	0.00%	0.00%
RES	3	5.67%	0.74%
BOTH	4	4.88%	0.98%
TOTAL	7	5.21%	100.00%

### NYE

CHANGE	COUNT	%CHANGE	%TOTAL
DOWN	0	0.00%	0.00%
NONE	0	0.00%	0.00%
UP	20	12.85%	100.00%
TOTAL	20	12.85%	100.00%

TYPE	COUNT	%CHANGE	%TOTAL
COM	2	25.00%	0.49%
RES	6	13.50%	1.47%
BOTH	12	10.50%	2.94%
TOTAL	20	12.85%	4.90%

### RENO/SPARKS

CHANGE	COUNT	%CHANGE	%TOTAL
DOWN	1	-5.00%	2.00%
NONE	6	0.00%	3.55%
UP	162	8.76%	95.86%
TOTAL	169	8.37%	100.00%

TYPE	COUNT	%CHANGE	%TOTAL
COM	14	8.43%	8.28%
RES	100	8.11%	59.17%
BOTH	55	8.82%	32.54%
TOTAL	169	8.37%	100.00%

### LAKE TAHOE

CHANGE	COUNT	%CHANGE	%TOTAL
DOWN	0	0.00%	0.00%
NONE	3	0.33%	7.89%
UP	35	7.25%	92.11%
TOTAL	38	6.70%	100.00%

TYPE	COUNT	%CHANGE	%TOTAL
COM	1	5.00%	0.25%
RES	30	7.19%	7.35%
BOTH	7	4.86%	1.72%
TOTAL	38	6.70%	9.31%

**Appendix II:**

**Notifications from Assessors**



JIM GIBBONS  
Governor

THOMAS R. SHEETS  
Chair, Nevada Tax Commission

DINO DICIANNO  
Executive Director

STATE OF NEVADA  
DEPARTMENT OF TAXATION

Web Site: <http://tax.state.nv.us>  
1550 College Parkway, Suite 115  
Carson City, Nevada 89706-7937  
Phone: (775) 684-2000 Fax: (775) 684-2020

LAS VEGAS OFFICE  
Grant Sawyer Office Building, Suite 1300  
555 E. Washington Avenue  
Las Vegas, Nevada, 89101  
Phone: (702) 486-2300 Fax: (702) 486-2373

RENO OFFICE  
4600 Kietzke Lane  
Building L, Suite 235  
Reno, Nevada 89502  
Phone: (775) 688-1295  
Fax: (775) 688-1303

HENDERSON OFFICE  
2550 Paseo Verde Parkway Suite 180  
Henderson, Nevada 89074  
Phone: (702) 486-2300  
Fax: (702) 486-3377

March 12, 2007

DAVE DAWLEY  
CARSON CITY ASSESSOR  
201 N. CARSON STREET, #6  
CARSON CITY, NV 89701

Dear DAVE :

Please find attached the proposed Improvement Factor for the 2008-2009 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration on or before February 1, 2007. Although the factor study was prepared by February 1, we inadvertently failed to send you notice of same. We beg your pardon for the delay.

The factor recommended by the Department is a statewide factor, without reference to regions. The factor is a reconciliation between change in cost in the Marshall and Swift manuals from October 2005 to October 2006 for commercial costs and from September 2005 to September 2006 for residential costs. The final presentation to the Nevada Tax Commission will include a comparison of the proposed factor to the federal Consumer Price Index for Housing for the western region and a local builders' cost survey that reports the type of construction, region, and changes in costs from 2005 to 2006. Please let me know if you desire a copy of the local builders' cost survey when it is completed.

Pursuant to NRS 361.261, the Assessors have until May 15, 2007 to approve or object to the proposed factor. If an Assessor objects to the proposed factor, the Assessor must provide an alternative proposal and include supporting data. We interpret the statute to mean that you must affirmatively approve the factor. In the past, writing a letter of approval has added yet another task to the many you face. Therefore, we are hopeful that just checking one of the statements below, signing, and returning a copy of this letter will simplify the process, or just drop me an email at the address below. Either will suffice.

If you have any questions, please let me know.

Sincerely,

Terry E. Rubald, Chief  
Division of Assessment Standards  
(775) 684-2095  
trubald@tax.state.nv.us

-----  
\_\_\_\_\_ I approve the 2008-09 Improvement Factor proposed by the Department of Taxation.  
\_\_\_\_\_ I do not approve the 2008-09 Improvement Factor for the following reasons:  
\_\_\_\_\_  
\_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_



JIM GIBBONS  
Governor

THOMAS R. SHEETS  
Chair, Nevada Tax Commission

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Henderson, Nevada 89074  
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Fax: (702) 486-3377

March 12, 2007

NORMA GREEN  
CHURCHILL COUNTY ASSESSOR  
155 N. TAYLOR STREET, #200  
FALLON, NV 89406-2748

Dear NORMA :

Please find attached the proposed Improvement Factor for the 2008-2009 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration on or before February 1, 2007. Although the factor study was prepared by February 1, we inadvertently failed to send you notice of same. We beg your pardon for the delay.

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Sincerely,

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Division of Assessment Standards  
(775) 684-2095  
trubald@tax.state.nv.us

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Signed: \_\_\_\_\_

Date: \_\_\_\_\_



JIM GIBBONS  
Governor

THOMAS R. SHEETS  
Chair, Nevada Tax Commission

DINO DICIANNO  
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Fax: (702) 486-3377

March 12, 2007

MARK SCHOFIELD  
CLARK COUNTY ASSESSOR  
P.O. BOX 551401  
LAS VEGAS, NV 89155-1401

Dear MARK:

Please find attached the proposed Improvement Factor for the 2008-2009 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration on or before February 1, 2007. Although the factor study was prepared by February 1, we inadvertently failed to send you notice of same. We beg your pardon for the delay.

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If you have any questions, please let me know.

Sincerely,

Terry E. Rubald, Chief  
Division of Assessment Standards  
(775) 684-2095  
trubald@tax.state.nv.us

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\_\_\_\_\_ I do not approve the 2008-09 Improvement Factor for the following reasons:  
\_\_\_\_\_  
\_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_



JIM GIBBONS  
Governor

THOMAS R. SHEETS  
Chair, Nevada Tax Commission

DINO DICIANNO  
Executive Director

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Henderson, Nevada 89074  
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March 12, 2007

DOUG SONNEMANN  
DOUGLAS COUNTY ASSESSOR  
P.O. BOX 218  
MINDEN, NV 89423

Dear DOUG:

Please find attached the proposed Improvement Factor for the 2008-2009 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration on or before February 1, 2007. Although the factor study was prepared by February 1, we inadvertently failed to send you notice of same. We beg your pardon for the delay.

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If you have any questions, please let me know.

Sincerely,

Terry E. Rubald, Chief  
Division of Assessment Standards  
(775) 684-2095  
trubald@tax.state.nv.us

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\_\_\_\_\_  
\_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_



JIM GIBBONS  
Governor

THOMAS R. SHEETS  
Chair, Nevada Tax Commission

DINO DICIANNO  
Executive Director

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Henderson, Nevada 89074  
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Fax: (702) 486-3377

March 12, 2007

JOSEPH AGUIRRE  
ELKO COUNTY ASSESSOR  
P.O. BOX 8  
ELKO, NV 89803

Dear Joe:

Please find attached the proposed Improvement Factor for the 2008-2009 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration on or before February 1, 2007. Although the factor study was prepared by February 1, we inadvertently failed to send you notice of same. We beg your pardon for the delay.

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If you have any questions, please let me know.

Sincerely,

Terry E. Rubald, Chief  
Division of Assessment Standards  
(775) 684-2095  
trubald@tax.state.nv.us

-----  
\_\_\_\_\_ I approve the 2008-09 Improvement Factor proposed by the Department of Taxation.  
\_\_\_\_\_ I do not approve the 2008-09 Improvement Factor for the following reasons:  
\_\_\_\_\_  
\_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_





JIM GIBBONS  
Governor

THOMAS R. SHEETS  
Chair, Nevada Tax Commission

DINO DICIANNO  
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Henderson, Nevada 89074  
Phone: (702) 486-2300  
Fax: (702) 486-3377

March 12, 2007

RUTH LEE  
ESMERALDA COUNTY ASSESSOR  
P.O. BOX 471  
GOLDFIELD, NV 89013

Dear RUTH:

Please find attached the proposed Improvement Factor for the 2008-2009 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration on or before February 1, 2007. Although the factor study was prepared by February 1, we inadvertently failed to send you notice of same. We beg your pardon for the delay.

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Sincerely,

Terry E. Rubald, Chief  
Division of Assessment Standards  
(775) 684-2095  
trubald@tax.state.nv.us

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Signed: \_\_\_\_\_

Date: \_\_\_\_\_



JIM GIBBONS  
Governor

THOMAS R. SHEETS  
Chair, Nevada Tax Commission

DINO DICIANNO  
Executive Director

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Fax: (702) 486-3377

March 12, 2007

MICHAEL MEARS  
EUREKA COUNTY ASSESSOR  
P.O. BOX 88  
EUREKA, NV 89316

Dear MICHAEL:

Please find attached the proposed Improvement Factor for the 2008-2009 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration on or before February 1, 2007. Although the factor study was prepared by February 1, we inadvertently failed to send you notice of same. We beg your pardon for the delay.

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Sincerely,

Terry E. Rubald, Chief  
Division of Assessment Standards  
(775) 684-2095  
trubald@tax.state.nv.us

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\_\_\_\_\_ I do not approve the 2008-09 Improvement Factor for the following reasons:  
\_\_\_\_\_  
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Signed: \_\_\_\_\_ Date: \_\_\_\_\_



JIM GIBBONS  
Governor

THOMAS R. SHEETS  
Chair, Nevada Tax Commission

DINO DICIANNO  
Executive Director

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March 12, 2007

WILLIAM (JEFF) JOHNSON  
HUMBOLDT COUNTY ASSESSOR  
50 WEST FIFTH STREET  
WINNEMUCCA, NV 89445

Dear Jeff:

Please find attached the proposed Improvement Factor for the 2008-2009 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration on or before February 1, 2007. Although the factor study was prepared by February 1, we inadvertently failed to send you notice of same. We beg your pardon for the delay.

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Sincerely,

Terry E. Rubald, Chief  
Division of Assessment Standards  
(775) 684-2095  
trubald@tax.state.nv.us

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\_\_\_\_\_ I do not approve the 2008-09 Improvement Factor for the following reasons:  
\_\_\_\_\_  
\_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_



JIM GIBBONS  
Governor

THOMAS R. SHEETS  
Chair, Nevada Tax Commission

DINO DICIANNO  
Executive Director

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DEPARTMENT OF TAXATION

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March 12, 2007

LURA DUVALL  
LANDER COUNTY ASSESSOR  
315 S. HUMBOLDT STREET  
BATTLE MOUNTAIN, NV 89820

Dear LURA:

Please find attached the proposed Improvement Factor for the 2008-2009 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration on or before February 1, 2007. Although the factor study was prepared by February 1, we inadvertently failed to send you notice of same. We beg your pardon for the delay.

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If you have any questions, please let me know.

Sincerely,

Terry E. Rubald, Chief  
Division of Assessment Standards  
(775) 684-2095  
trubald@tax.state.nv.us

-----  
\_\_\_\_\_ I approve the 2008-09 Improvement Factor proposed by the Department of Taxation.  
\_\_\_\_\_ I do not approve the 2008-09 Improvement Factor for the following reasons:  
\_\_\_\_\_  
\_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_



JIM GIBBONS  
Governor

THOMAS R. SHEETS  
Chair, Nevada Tax Commission

DINO DICIANNO  
Executive Director

STATE OF NEVADA  
DEPARTMENT OF TAXATION

Web Site: <http://tax.state.nv.us>  
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HENDERSON OFFICE  
2550 Paseo Verde Parkway Suite 180  
Henderson, Nevada 89074  
Phone: (702) 486-2300  
Fax: (702) 486-3377

March 12, 2007

MELANIE MCBRIDE  
LINCOLN COUNTY ASSESSOR  
P.O. BOX 420  
PIOCHE, NV 89043

Dear MELANIE:

Please find attached the proposed Improvement Factor for the 2008-2009 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration on or before February 1, 2007. Although the factor study was prepared by February 1, we inadvertently failed to send you notice of same. We beg your pardon for the delay.

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Sincerely,

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Division of Assessment Standards  
(775) 684-2095  
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Signed: \_\_\_\_\_

Date: \_\_\_\_\_



JIM GIBBONS  
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March 12, 2007

MIKE GLASS  
LYON COUNTY ASSESSOR  
27 SOUTH MAIN STREET  
YERINGTON, NV 89447-2571

Dear MIKE:

Please find attached the proposed Improvement Factor for the 2008-2009 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration on or before February 1, 2007. Although the factor study was prepared by February 1, we inadvertently failed to send you notice of same. We beg your pardon for the delay.

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Division of Assessment Standards  
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Signed: \_\_\_\_\_

Date: \_\_\_\_\_



JIM GIBBONS  
Governor

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March 12, 2007

GLORIA HUGHES  
MINERAL COUNTY ASSESSOR  
P.O. BOX 400  
HAWTHORNE, NV 89415

Dear GLORIA :

Please find attached the proposed Improvement Factor for the 2008-2009 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration on or before February 1, 2007. Although the factor study was prepared by February 1, we inadvertently failed to send you notice of same. We beg your pardon for the delay.

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Division of Assessment Standards  
(775) 684-2095  
trubald@tax.state.nv.us

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Signed: \_\_\_\_\_ Date: \_\_\_\_\_



JIM GIBBONS  
Governor

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March 12, 2007

SANDRA MUSSELMAN  
NYE COUNTY ASSESSOR  
1520 E. BASIN ROAD, #100  
PAHRUMP, NV 89048

Dear SANDRA:

Please find attached the proposed Improvement Factor for the 2008-2009 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration on or before February 1, 2007. Although the factor study was prepared by February 1, we inadvertently failed to send you notice of same. We beg your pardon for the delay.

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Sincerely,

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Division of Assessment Standards  
(775) 684-2095  
trubald@tax.state.nv.us

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Signed: \_\_\_\_\_

Date: \_\_\_\_\_





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Governor

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Henderson, Nevada 89074  
Phone: (702) 486-2300  
Fax: (702) 486-3377

March 12, 2007

ROBIN RIVERO  
NYE COUNTY ASSESSOR'S OFFICE  
P.O. BOX 271  
TONOPAHA, NV 89049

Dear ROBIN:

Please find attached the proposed Improvement Factor for the 2008-2009 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration on or before February 1, 2007. Although the factor study was prepared by February 1, we inadvertently failed to send you notice of same. We beg your pardon for the delay.

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Signed: \_\_\_\_\_

Date: \_\_\_\_\_



JIM GIBBONS  
Governor

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Chair, Nevada Tax Commission

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Henderson, Nevada 89074  
Phone: (702) 486-2300  
Fax: (702) 486-3377

March 12, 2007

CELESTE HAMILTON  
PERSHING COUNTY ASSESSOR  
P.O. BOX 89  
LOVELOCK, NV 89419

Dear CELESTE :

Please find attached the proposed Improvement Factor for the 2008-2009 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration on or before February 1, 2007. Although the factor study was prepared by February 1, we inadvertently failed to send you notice of same. We beg your pardon for the delay.

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Date: \_\_\_\_\_



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Fax: (702) 486-3377

March 12, 2007

KATHY WEEKS  
STOREY COUNTY ASSESSOR  
P.O. BOX 494  
VIRGINIA CITY, NV 89440

Dear KATHY:

Please find attached the proposed Improvement Factor for the 2008-2009 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration on or before February 1, 2007. Although the factor study was prepared by February 1, we inadvertently failed to send you notice of same. We beg your pardon for the delay.

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Signed: \_\_\_\_\_

Date: \_\_\_\_\_



JIM GIBBONS  
Governor

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March 12, 2007

JOSHUA WILSON  
WASHOE COUNTY ASSESSOR  
P.O. BOX 11130  
RENO, NV 89520-0027

Dear Josh:

Please find attached the proposed Improvement Factor for the 2008-2009 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration on or before February 1, 2007. Although the factor study was prepared by February 1, we inadvertently failed to send you notice of same. We beg your pardon for the delay.

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Signed: \_\_\_\_\_

Date: \_\_\_\_\_



JIM GIBBONS  
Governor

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Chair, Nevada Tax Commission

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March 12, 2007

ROBERT BISHOP  
WHITE PINE COUNTY ASSESSOR  
955 CAMPTON STREET  
ELY, NV 89301

Dear Bish:

Please find attached the proposed Improvement Factor for the 2008-2009 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration on or before February 1, 2007. Although the factor study was prepared by February 1, we inadvertently failed to send you notice of same. We beg your pardon for the delay.

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Date: \_\_\_\_\_