



JIM GIBBONS  
Governor

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Chair, Nevada Tax Commission

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In the Matter of: )  
Approval of the 2010-2011 ) Golf Course Cost Tables  
Supplement to Agricultural Bulletin 199 )

NOTICE OF DECISION

**Appearances**

Terry Rubald, Chief, Division of Assessment Standards, appeared on behalf of the Department of Taxation.

**Summary**

The matter of the approval of the supplement to Bulletin No. 199, the 2010-2011 Agricultural Land Values and Open-Space Procedures consisting of golf course cost tables, came before the Nevada Tax Commission (Commission) for hearing in Carson City, Nevada, on October 5, 2009. The Commission reviewed the supplemental tables to Bulletin No. 199 and the report of the Department.

DECISION

The Commission, having considered all evidence and testimony pertaining to the matter, hereby adopts the 2010-2011 supplement to Agricultural Bulletin No. 199 consisting of golf course cost tables as reported by the Department for use by county assessors pursuant to NRS 361A.225(2) and NAC 361A.310 through 361A.440.

BY THE NEVADA TAX COMMISSION THIS 15<sup>th</sup> DAY OF OCTOBER, 2009.

for   
Dino DiCianno, Executive Director

cc: County Assessors  
Gina Session, Chief Deputy Attorney General

**Nevada Department of Taxation  
Golf Course Cost Tables  
2010-2011**

<b>GOLF COURSE OPEN-SPACE LAND VALUE</b>			<b>07/2009</b>
<b>OPEN SPACE DISCOUNT FACTOR = 0.74</b>			
Series Id: CUUR0400SA0,CUUS0400SA0			
Not Seasonally Adjusted			
Area: West urban			
Item: All items			
Base Period: 1982-84=100		<a href="#">Bureau of Labor Statistics</a>	
<b>YEAR</b>	<b>JULY CPI</b>	<b>FACTOR</b>	<b>TAXABLE \$ / ACRE</b>
<b>2009</b>	219.484	1.14	\$ 3,260
<b>2008</b>	223.867	1.16	3,318
<b>2007</b>	212.542	1.10	3,146
<b>2006</b>	206.700	1.07	3,060
<b>2005</b>	198.600	1.03	2,946
<b>2004</b>	192.900		2,860

<b>COST RANGE PER HOLE</b>		<b>M&amp;S CURRENT RFM* = 1.06</b>		
<b>10/2008</b>		<b>QUALITY</b>		
<b>POINTS</b>	<b>CLASS</b>	<b>L</b>	<b>M</b>	<b>H</b>
0	I	64,660	76,590	88,510
301	II	92,490	111,830	131,180
451	III	133,560	165,360	197,160
541	IVS	201,140	261,420	321,710
611	IVG	288,320	367,160	446,000
651	IVE	563,390	723,720	884,040

**\*RECREATION FACILITIES MULTIPLIER--M&S SECTION 99 PAGE 1**

<b>COST RANGE PER HOLE</b>		<b>M&amp;S SECTION 67 PAGE 1</b>		<b>12/2007</b>
		<b>QUALITY</b>		
<b>POINTS</b>	<b>CLASS</b>	<b>L</b>	<b>M</b>	<b>H</b>
0	I	61,000	72,250	83,500
301	II	87,250	105,500	123,750
451	III	126,000	156,000	186,000
541	IVS	189,750	246,625	303,500
611	IVG	272,000	346,375	420,750
651	IVE	531,500	682,750	834,000

**Nevada Department of Taxation  
Golf Course Cost Tables  
2010-2011**

COMPONENT COSTS PER HOLE		LOW COST		MEDIUM		HIGH COST	
10/2008	WITH M&S RFM = 1.06	I	II	III	IVS	IVG	IVE
STORM DRAINS		4,080	11,870	17,755	37,470	51,940	82,415
BRIDGES, RAILINGS, TUNNELS		1,485	5,195	7,445	11,740	12,745	20,935
WATER FEATURES		5,195	14,125	25,705	40,015	51,940	131,970

COMPONENT COSTS PER HOLE		LOW COST		MEDIUM		HIGH COST	
12/2007	M&S SEC 67 PG 1	I	II	III	IVS	IVG	IVE
STORM DRAINS		3,850	11,200	16,750	35,350	49,000	77,750
BRIDGES, RAILINGS, TUNNELS		1,400	4,900	7,025	11,075	12,025	19,750
WATER FEATURES		4,900	13,325	24,250	37,750	49,000	124,500

M&S LOCAL COST MULTIPLIER--S	
SECTION 99 PAGE 8	10/2008
NEVADA	1.05
CARSON CITY	1.09
CHURCHILL	1.03
CLARK	1.13
DOUGLAS	1.09
ELKO	1.06
ESMERALDA	0.95
EUREKA	1.06
HUMBOLDT	1.06
LANDER	1.06
LINCOLN	1.02
LYON	0.95
MINERAL	1.03
NYE	0.95
PERSHING	1.03
STOREY	1.06
TAHOE	1.20
WASHOE	1.09
WHITE PINE	1.02

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