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In the Matter of:
Approval of 2014-2015 Statewide
Improvement Factor

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NOTICE OF DECISION

Appearances

Terry Rubald, Chief, Division of Local Government Services, appeared on behalf of the Department of Taxation.

Summary

The matter of the approval of the 2014-2015 Improvement Factor came before the Nevada Tax Commission (Commission) for hearing in Carson City and via video conference to Las Vegas, Nevada, on June 25, 2013 after due notice to each Assessor. The Commission reviewed the Improvement Factor Report of the Department. The Department discussed how the factor was derived. The proposed factor is a statewide factor, without reference to regions. The factor reflects the change in cost in the Marshall and Swift manual from January 1, 2012 to January 1, 2013. Pursuant to NRS 361.261, each county assessor notified the Tax Commission that he or she approved the proposed Improvement Factor.

DECISION

The Commission, having considered all evidence and testimony pertaining to the matter, hereby approves the 2014-2015 Improvement Factor at 1.02 as reported by the Department.

BY THE NEVADA TAX COMMISSION THIS 24 DAY OF JULY, 2013.

[Handwritten signature of Christopher G. Nielsen]

Christopher G. Nielsen, Executive Director

cc: County Assessors
Gina Session, Chief Deputy Attorney General



NEVADA DEPARTMENT OF TAXATION
Division of Local Government Services

2014-2015
IMPROVEMENT FACTOR
REPORT

Approved by NTC: June 25, 2013

Division of Local Government Services

2014-2015

Improvement Factor Report

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REPORT

2014-15 IMPROVEMENT FACTOR

NRS 361.260(5) provides that 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. The Department calculates the improvement factor based on the change in costs reported by the Marshall and Swift Costing Service from the previous year.

NRS 361.261 requires the Department to propose any improvement factors on or before February 1 of each year. Then, on or before May 15th 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. None of the county assessors have objected to the improvement factor for 2014-15.

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 of the Marshall & Swift cost manual, by region, to determine the increases or decreases in typical building costs.

For the 2014-2015 tax cycle, the Department recommends that a statewide factor of 1.02 be applied to non-reappraised improvements. This is a statewide average supported by the source 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.

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 January 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 thirty-two 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 January 1st of 2012 to January 1st of 2013, 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 1.02%.

These factors are produced based on data from January 1, 2012 to January 1, 2013 and applied to improvements for a lien date in July, 2014. 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, 2014 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 1.02%.

**NEVADA DEPARTMENT OF TAXATION
2013 IMPROVEMENT FACTOR STUDY
2014-2015 PROPOSED IMPROVEMENT FACTORS**

COMPUTED FROM THE MARSHALL SWIFT RESIDENTIAL & COMMERCIAL MANUALS

FACTOR AREA	ROUNDED FACTOR	RAW FACTOR	WEIGHT	FACTOR SHARE
CARSON CITY	1.02	1.015	14.9%	0.1510
ELKO	1.04	1.037	6.5%	0.0676
FALLON	1.01	1.014	8.4%	0.0857
LINCOLN COUNTY	1.02	1.021	0.5%	0.0050
NYE COUNTY	1.01	1.013	3.0%	0.0301
RENO - SPARKS	1.02	1.016	59.2%	0.6014
LAKE TAHOE	1.02	1.015	7.5%	0.0765
STATEWIDE	1.02	1.022	100.0%	1.0173
LAS VEGAS	1.02	1.020	N/A	N/A

NEVADA DEPARTMENT OF TAXATION
 2013 IMPROVEMENT FACTOR STUDY
 CARSON CITY IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/12 *	LOCAL MULTIPLIER 01/13 *	PRICE RELATIVE (01/13) / (01/12) (C / B)	COMPARATIVE COST MULTIPLIER 01/13>01/12 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	PERCENTAGE OF TAX ROLL, ****	WEIGHTED FACTOR (I * J)
COMMERCIAL									
A	1.10	1.09	0.9909	1.031	1.0216	0.040	0.0409		
B	1.06	1.06	1.0000	1.033	1.0330	0.040	0.0413		
C	1.06	1.05	0.9906	1.037	1.0272	0.500	0.5136		
D	1.07	1.06	0.9907	1.047	1.0372	0.250	0.2593		
S	1.10	1.09	0.9909	1.026	1.0167	0.170	0.1728		
ALL COMMERCIAL						1.000	1.0279	0.3412	0.3508
RESIDENTIAL									
FRAME	1.07	1.07	1.0000	1.007	1.0070	0.800	0.8056		
MASONRY	1.05	1.06	1.0095	1.006	1.0156	0.200	0.2031		
ALL RESIDENTIAL						1.000	1.0087	0.6588	0.6645
CARSON CITY COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0153
PROPOSED CARSON CITY IMPROVEMENT FACTOR									1.0200
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0200

* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & 9
 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7
 ** MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & 6
 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12
 *** BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR
 **** 2011-12 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
 2013 IMPROVEMENT FACTOR STUDY
 ELKO IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/12 *	LOCAL MULTIPLIER 01/13 *	PRICE RELATIVE (01/13) / (01/12) (C / B)	COMPARATIVE COST MULTIPLIER 01/13>01/12 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL, ****	WEIGHTED FACTOR (I * J)
COMMERCIAL									
A	1.10	1.12	1.0182	1.031	1.0497	0.040	0.0420		
B	1.11	1.11	1.0000	1.033	1.0330	0.040	0.0413		
C	1.10	1.10	1.0000	1.037	1.0370	0.500	0.5185		
D	1.06	1.07	1.0094	1.047	1.0569	0.250	0.2642		
S	1.09	1.10	1.0092	1.026	1.0354	0.170	0.1760		
ALL COMMERCIAL						1.000	1.0420	0.4379	0.4563
RESIDENTIAL									
FRAME	1.04	1.07	1.0288	1.007	1.0360	0.800	0.8288		
MASONRY	1.08	1.10	1.0185	1.006	1.0246	0.200	0.2049		
ALL RESIDENTIAL						1.000	1.0338	0.5621	0.5811
ELKO COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0374
PROPOSED ELKO IMPROVEMENT FACTOR									1.0400
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0200

* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & 9
 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7
 ** MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & 6
 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12
 *** BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR
 **** 2011-12 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
 2013 IMPROVEMENT FACTOR STUDY
 FALLON IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/12 *	LOCAL MULTIPLIER 01/13 *	PRICE RELATIVE (01/13) / (01/12) (C / B)	COMPARATIVE COST MULTIPLIER 01/13>01/12 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL, ****	WEIGHTED FACTOR (I * J)
COMMERCIAL									
A	1.02	1.01	0.9902	1.031	1.0209	0.040	0.0408		
B	0.99	0.99	1.0000	1.033	1.0330	0.040	0.0413		
C	1.01	1.00	0.9901	1.037	1.0267	0.500	0.5134		
D	1.01	1.00	0.9901	1.047	1.0366	0.250	0.2592		
S	1.02	1.01	0.9902	1.026	1.0159	0.170	0.1727		
ALL COMMERCIAL						1.000	1.0274	0.2866	0.2945
RESIDENTIAL									
FRAME	1.01	1.01	1.0000	1.007	1.0070	0.800	0.8056		
MASONRY	1.00	1.01	1.0100	1.006	1.0161	0.200	0.2032		
ALL RESIDENTIAL						1.000	1.0088	0.7134	0.7197
FALLON COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0141
PROPOSED FALLON IMPROVEMENT FACTOR									1.0100
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0200

* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & 9
 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7
 ** MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & 6
 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12
 *** BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR
 **** 2011-12 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
 2013 IMPROVEMENT FACTOR STUDY
 LAS VEGAS IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/12 *	LOCAL MULTIPLIER 01/13 *	PRICE RELATIVE (01/13) / (01/12) (C / B)	COMPARATIVE COST MULTIPLIER 01/13>01/12 **	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	1.13	1.0000	1.031	1.0310	0.040	0.0412		
B	1.11	1.11	1.0000	1.033	1.0330	0.040	0.0413		
C	1.14	1.13	0.9912	1.037	1.0279	0.500	0.5140		
D	1.15	1.13	0.9826	1.047	1.0288	0.250	0.2572		
S	1.13	1.13	1.0000	1.026	1.0260	0.170	0.1744		
ALL COMMERCIAL						1.000	1.0281	0.3225	0.3315
RESIDENTIAL									
FRAME	1.13	1.14	1.0089	1.007	1.0159	0.800	0.8127		
MASONRY	1.12	1.13	1.0089	1.006	1.0150	0.200	0.2030		
ALL RESIDENTIAL						1.000	1.0157	0.6775	0.6882
LAS VEGAS COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0197
PROPOSED LAS VEGAS IMPROVEMENT FACTOR									1.0200
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0200

* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & 9
 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7
 ** MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & 6
 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12
 *** BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR
 **** 2011-12 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
 2013 IMPROVEMENT FACTOR STUDY
 LINCOLN COUNTY IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/12 *	LOCAL MULTIPLIER 01/13 *	PRICE RELATIVE (01/13) / (01/12) (C / B)	COMPARATIVE COST MULTIPLIER 01/13>01/12 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL, ****	WEIGHTED FACTOR (I * J)
COMMERCIAL									
A	1.02	1.02	1.0000	1.031	1.0310	0.040	0.0412		
B	1.02	1.02	1.0000	1.033	1.0330	0.040	0.0413		
C	1.06	1.05	0.9906	1.037	1.0272	0.500	0.5136		
D	1.06	1.04	0.9811	1.047	1.0272	0.250	0.2568		
S	1.02	1.02	1.0000	1.026	1.0260	0.170	0.1744		
ALL COMMERCIAL						1.000	1.0274	0.3895	0.4002
RESIDENTIAL									
FRAME	1.04	1.05	1.0096	1.007	1.0167	0.800	0.8133		
MASONRY	1.04	1.05	1.0096	1.006	1.0157	0.200	0.2031		
ALL RESIDENTIAL						1.000	1.0165	0.6105	0.6205
LINCOLN COUNTY COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0207
PROPOSED LINCOLN COUNTY IMPROVEMENT FACTOR									1.0200
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0200

* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & 9
 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7
 ** MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & 6
 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12
 *** BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR
 **** 2011-12 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
 2013 IMPROVEMENT FACTOR STUDY
 NYE COUNTY IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/12 *	LOCAL MULTIPLIER 01/13 *	PRICE RELATIVE (01/13) / (01/12) (C / B)	COMPARATIVE COST MULTIPLIER 01/13>01/12 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL, ****	WEIGHTED FACTOR (I * J)
COMMERCIAL									
A	0.96	0.95	0.9896	1.031	1.0203	0.040	0.0408		
B	0.93	0.93	1.0000	1.033	1.0330	0.040	0.0413		
C	0.92	0.91	0.9891	1.037	1.0257	0.500	0.5129		
D	0.89	0.88	0.9888	1.047	1.0352	0.250	0.2588		
S	0.95	0.94	0.9895	1.026	1.0152	0.170	0.1726		
ALL COMMERCIAL						1.000	1.0264	0.2485	0.2550
RESIDENTIAL									
FRAME	0.89	0.89	1.0000	1.007	1.0070	0.800	0.8056		
MASONRY	0.91	0.92	1.0110	1.006	1.0171	0.200	0.2034		
ALL RESIDENTIAL						1.000	1.0090	0.7515	0.7583
NYE COUNTY COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0133
PROPOSED NYE COUNTY IMPROVEMENT FACTOR									1.0100
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0200

* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & 9
 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7
 ** MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & 6
 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12
 *** BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR
 **** 2011-12 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
 2013 IMPROVEMENT FACTOR STUDY
 RENO - SPARKS IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/12 *	LOCAL MULTIPLIER 01/13 *	PRICE RELATIVE (01/13) / (01/12) (C / B)	COMPARATIVE COST MULTIPLIER 01/13>01/12 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL, ****	WEIGHTED FACTOR (I * J)
COMMERCIAL									
A	1.10	1.09	0.9909	1.031	1.0216	0.040	0.0409		
B	1.07	1.07	1.0000	1.033	1.0330	0.040	0.0413		
C	1.06	1.05	0.9906	1.037	1.0272	0.500	0.5136		
D	1.05	1.05	1.0000	1.047	1.0470	0.250	0.2618		
S	1.10	1.09	0.9909	1.026	1.0167	0.170	0.1728		
ALL COMMERCIAL						1.000	1.0304	0.3554	0.3662
RESIDENTIAL									
FRAME	1.06	1.06	1.0000	1.007	1.0070	0.800	0.8056		
MASONRY	1.05	1.06	1.0095	1.006	1.0156	0.200	0.2031		
ALL RESIDENTIAL						1.000	1.0087	0.6446	0.6502
RENO - SPARKS COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0164
PROPOSED RENO - SPARKS IMPROVEMENT FACTOR									1.0200
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0200

* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & 9
 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7
 ** MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & 6
 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12
 *** BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR
 **** 2011-12 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
 2013 IMPROVEMENT FACTOR STUDY
 LAKE TAHOE IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/12 *	LOCAL MULTIPLIER 01/13 *	PRICE RELATIVE (01/13) / (01/12) (C / B)	COMPARATIVE COST MULTIPLIER 01/13>01/12 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL, ****	WEIGHTED FACTOR (I * J)
COMMERCIAL									
A	1.23	1.21	0.9837	1.031	1.0142	0.040	0.0406		
B	1.19	1.19	1.0000	1.033	1.0330	0.040	0.0413		
C	1.20	1.19	0.9917	1.037	1.0284	0.500	0.5142		
D	1.21	1.21	1.0000	1.047	1.0470	0.250	0.2618		
S	1.22	1.21	0.9918	1.026	1.0176	0.170	0.1730		
ALL COMMERCIAL						1.000	1.0308	0.2991	0.3083
RESIDENTIAL									
FRAME	1.21	1.21	1.0000	1.007	1.0070	0.800	0.8056		
MASONRY	1.19	1.20	1.0084	1.006	1.0145	0.200	0.2029		
ALL RESIDENTIAL						1.000	1.0085	0.7009	0.7068
								1.0000	1.0152
									PROPOSED LAKE TAHOE IMPROVEMENT FACTOR
									1.0200
									WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR
									1.0200

* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & 9
 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7
 ** MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & 6
 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12
 *** BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR
 **** 2011-12 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
 2013 IMPROVEMENT FACTOR STUDY
 STATEWIDE IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/12 *	LOCAL MULTIPLIER 01/13 *	PRICE RELATIVE (01/13) / (01/12) (C / B)	COMPARATIVE COST MULTIPLIER 01/13>01/12 **	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	1.05	1.0000	1.031	1.0310	0.040	0.0412		
B	1.04	1.04	1.0000	1.033	1.0330	0.040	0.0413		
C	1.05	1.04	0.9905	1.037	1.0271	0.500	0.5136		
D	1.03	1.02	0.9903	1.047	1.0368	0.250	0.2592		
S	1.05	1.04	0.9905	1.026	1.0162	0.170	0.1728		
ALL COMMERCIAL						1.000	1.0281	0.3456	0.3553
RESIDENTIAL									
FRAME	1.02	1.03	1.0098	1.007	1.0169	0.800	0.8135		
MASONRY	1.03	1.05	1.0194	1.006	1.0255	0.200	0.2051		
ALL RESIDENTIAL						1.000	1.0186	0.6544	0.6665
								1.0000	1.0219
									PROPOSED STATEWIDE IMPROVEMENT FACTOR 1.0200
									WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR 1.0200

* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & 9
 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7
 ** MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & 6
 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12
 *** BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR
 **** 2011-12 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
2013 IMPROVEMENT FACTOR STUDY
FACTOR AREA TAX ROLL ALLOCATION

REGION	COUNTY	ALLOCATION	COMMERCIAL	RESIDENTIAL	TOTAL	PERCENT COMMERCIAL	PERCENT RESIDENTIAL	PERCENT OF TOTAL
CARSON CITY	CARSON CITY	100.00%	410,189,371	624,420,858	1,034,610,229	39.6%	60.4%	7.1%
	DOUGLAS	68.00%	207,868,908	747,285,264	955,154,172	21.8%	78.2%	6.5%
	STOREY	100.00%	123,050,478	59,118,309	182,168,787	67.5%	32.5%	1.2%
AREA TOTAL			741,108,757	1,430,824,431	2,171,933,188	34.1%	65.9%	14.9%
ELKO	ELKO	100.00%	262,104,441	373,849,853	635,954,294	41.2%	58.8%	4.4%
	EUREKA	100.00%	50,790,114	7,284,711	58,074,825	87.5%	12.5%	0.4%
	HUMBOLDT	100.00%	86,376,803	123,186,718	209,563,521	41.2%	58.8%	1.4%
	LANDER	100.00%	17,528,431	30,761,547	48,289,978	36.3%	63.7%	0.3%
AREA TOTAL			416,799,789	535,082,829	951,882,618	43.8%	56.2%	6.5%
FALLON	CHURCHILL	100.00%	96,083,100	237,372,871	333,455,971	28.8%	71.2%	2.3%
	LYON	100.00%	206,011,543	594,888,387	800,899,930	25.7%	74.3%	5.5%
	MINERAL	100.00%	17,361,823	22,128,198	39,490,021	44.0%	56.0%	0.3%
	PERSHING	100.00%	34,111,217	25,681,211	59,792,428	57.0%	43.0%	0.4%
AREA TOTAL			353,567,683	880,070,667	1,233,638,350	28.7%	71.3%	8.4%
LAS VEGAS	CLARK	100.00%	13,461,663,395	28,284,685,755	41,746,349,150	32.2%	67.8%	N/A
LINCOLN COUNTY	LINCOLN	100.00%	27,632,070	43,306,752	70,938,822	39.0%	61.0%	0.5%
	WHITE PINE	100.00%	43,163,443	54,469,067	97,632,510	44.2%	55.8%	0.7%
AREA TOTAL			70,795,513	97,775,819	168,571,332	42.0%	58.0%	1.2%
NYE COUNTY	ESMERALDA	100.00%	2,630,892	4,546,214	7,177,106	36.7%	63.3%	0.0%
	NYE	100.00%	104,958,229	320,868,449	425,826,678	24.6%	75.4%	2.9%
AREA TOTAL			107,589,121	325,414,663	433,003,784	24.8%	75.2%	3.0%
RENO - SPARKS	WASHOE	93.00%	3,070,724,306	5,568,647,418	8,639,371,724	35.5%	64.5%	59.2%
LAKE TAHOE	DOUGLAS	32.00%	97,820,663	351,663,654	449,484,317	21.8%	78.2%	3.1%
	WASHOE	7.00%	231,129,786	419,145,505	650,275,291	35.5%	64.5%	4.5%
AREA TOTAL			328,950,449	770,809,159	1,099,759,608	29.9%	70.1%	7.5%
STATEWIDE	TOTALS	100.00%	18,551,199,013	37,893,310,741	56,444,509,754	32.9%	67.1%	100.0%
	CLARK	-73.96%	(13,461,663,395)	(28,284,685,755)	(41,746,349,150)	32.2%	67.8%	100.0%
ALL AREAS EXCEPT LAS VEGAS		26.04%	5,046,372,175	9,554,155,919	14,600,528,094	34.6%	65.4%	100.0%

NEVADA DEPARTMENT OF TAXATION
2013 IMPROVEMENT FACTOR STUDY
STATISTICAL ANALYSIS OF THE TAX ROLL 2012-13

COUNTY	COMMERCIAL / INDUSTRIAL			RESIDENTIAL				ALL PROPERTY		
	COMMERCIAL	INDUSTRIAL	TOTAL VALUE	SINGLE FAMILY	CONDO	MULTI-FAMILY	TOTAL VALUE	TOTAL VALUE	COMMERCIAL	RESIDENTIAL
CARSON CITY	358,038,585	52,150,786	410,189,371	522,012,215	24,713,722	77,694,921	624,420,858	1,034,610,229	60.4%	39.6%
CHURCHILL	80,941,435	15,141,665	96,083,100	213,039,829	725,006	23,608,036	237,372,871	333,455,971	71.2%	28.8%
CLARK	12,232,147,732	1,229,515,663	13,461,663,395	22,735,707,628	3,076,389,949	2,472,588,178	28,284,685,755	41,746,349,150	67.8%	32.2%
DOUGLAS	252,564,081	53,125,490	305,689,571	929,125,535	62,799,472	107,023,911	1,098,948,918	1,404,638,489	78.2%	21.8%
ELKO	225,344,659	36,759,782	262,104,441	331,152,652	5,862,653	36,834,548	373,849,853	635,954,294	58.8%	41.2%
ESMERALDA	2,600,789	30,103	2,630,892	2,876,277	0	1,669,937	4,546,214	7,177,106	63.3%	36.7%
EUREKA	14,019,797	36,770,317	50,790,114	5,806,722	0	1,477,989	7,284,711	58,074,825	12.5%	87.5%
HUMBOLDT	71,807,242	14,569,561	86,376,803	111,446,828	0	11,739,890	123,186,718	209,563,521	58.8%	41.2%
LANDER	14,308,819	3,219,612	17,528,431	28,221,550	568	2,539,429	30,761,547	48,289,978	63.7%	36.3%
LINCOLN	22,787,245	4,844,825	27,632,070	39,839,213	27,095	3,440,444	43,306,752	70,938,822	61.0%	39.0%
LYON	100,688,182	105,323,361	206,011,543	560,873,781	716,229	33,298,377	594,888,387	800,899,930	74.3%	25.7%
MINERAL	14,278,873	3,082,950	17,361,823	19,543,842	0	2,584,356	22,128,198	39,490,021	56.0%	44.0%
NYE	100,630,456	4,327,773	104,958,229	283,886,898	2,325,215	34,656,336	320,868,449	425,826,678	75.4%	24.6%
PERSHING	31,906,606	2,204,611	34,111,217	21,830,508	0	3,850,703	25,681,211	59,792,428	43.0%	57.0%
STOREY	15,621,168	107,429,310	123,050,478	56,596,733	0	2,521,576	59,118,309	182,168,787	32.5%	67.5%
WASHOE	2,567,519,287	734,334,805	3,301,854,092	4,990,864,123	476,155,099	520,773,701	5,987,792,923	9,289,647,015	64.5%	35.5%
WHITE PINE	37,189,594	5,973,849	43,163,443	48,965,247	445,155	5,058,665	54,469,067	97,632,510	55.8%	44.2%
TOTALS	16,142,394,550	2,408,804,463	18,551,199,013	30,901,789,581	3,650,160,163	3,341,360,997	37,893,310,741	56,444,509,754	67.1%	32.9%

NEVADA DEPARTMENT OF TAXATION
2013 IMPROVEMENT FACTOR STUDY
STATEWIDE

MARSHALL & SWIFT LOCAL MULTIPLIERS

M&S MANUAL YEAR	COMMERCIAL 99-8					RESIDENTIAL F-7	
	4% A TYPE	4% B TYPE	50% C TYPE	25% D TYPE	17% S TYPE	80% FRAME	20% MASONRY
	M&S FACTOR	M&S FACTOR	M&S FACTOR	M&S FACTOR	M&S FACTOR	M&S FACTOR	M&S FACTOR
2013	1.05	1.04	1.04	1.02	1.04	1.03	1.05
2012	1.05	1.04	1.05	1.03	1.05	1.02	1.03
2011	1.05	1.04	1.04	1.01	1.05	1.02	1.04
2010	1.02	1.01	1.03	1.00	1.02	0.99	1.02
2009	1.05	1.03	1.04	1.01	1.05	0.99	1.02
2008	1.02	1.02	1.03	1.00	1.03	1.00	1.03
2007	1.04	1.04	1.04	1.01	1.05	1.01	1.03
2006	1.05	1.04	1.04	1.02	1.05	1.02	1.04
2005	1.06	1.05	1.06	1.05	1.07	1.04	1.06
2004	1.04	1.05	1.05	1.03	1.05	1.02	1.05
2003	1.05	1.05	1.05	1.04	1.06	1.04	1.05
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NEVADA DEPARTMENT OF TAXATION
2013 IMPROVEMENT FACTOR STUDY
STATEWIDE

MARSHALL & SWIFT COMPARATIVE COST MULTIPLIER -- SOUTHWEST AVERAGE

M&S MANUAL YEAR	COMMERCIAL 98-5					RESIDENTIAL F-12 3rd QTR	
	4% A TYPE	4% B TYPE	50% C TYPE	25% D TYPE	17% S TYPE	80% FRAME	20% MASONRY
	M&S FACTOR	M&S FACTOR	M&S FACTOR	M&S FACTOR	M&S FACTOR	M&S FACTOR	M&S FACTOR
2013	1.031	1.033	1.037	1.047	1.026	1.007	1.006
2012	1.038	1.034	1.028	1.024	1.036	1.027	1.037
2011	1.038	1.040	1.047	1.055	1.028	1.049	1.061
2010	0.942	0.945	0.964	0.966	0.936	0.999	0.992
2009	1.080	1.066	1.046	1.025	1.084	1.023	1.007
2008	1.042	1.042	1.036	1.025	1.035	1.051	1.041
2007	1.087	1.085	1.090	1.087	1.088	1.055	1.054
2006	1.107	1.109	1.092	1.097	1.115	1.106	1.095
2005	1.019	1.019	1.019	1.021	1.017	1.014	1.017
2004	1.021	1.022	1.023	1.025	1.019	1.024	1.023
2003	1.010	1.012	1.010	1.009	1.007	1.008	1.011
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2014-2015 IMPROVEMENT FACTOR REPORT

Appendix I

NOTIFICATIONS FROM
ASSESSORS



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

RENO OFFICE
4600 Kietzke Lane
Building L, Suite 235
Reno, Nevada 89502
Phone: (775) 687-9999
Fax: (775) 688-1303

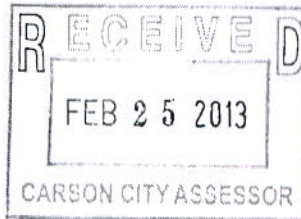
BRIAN SANDOVAL
Governor

ROBERT R BARENGO
Chair, Nevada Tax Commission

CHRISTOPHER G. NIELSEN
Executive Director

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

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



February 20, 2013

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 2014 - 2015 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration.

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 January 2012 to January 2013 for commercial costs and from December 2011 to December 2012 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.

Pursuant to NRS 361.261, the Assessors have until May 15, 2012 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. Please respond even if you do an annual reappraisal of improvements.

If you have any questions, please let me know.

Sincerely,

[Handwritten signature of Terry E. Rubald]

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

- X I re-cost all Improvements annually.
I approve the 2014 -15 Improvement Factor proposed by the Department of Taxation.
I do not approve the 2014 -15 Improvement Factor for the following reasons:

Signed: [Handwritten signature] Date: Feb 26, 2013



STATE OF NEVADA
 DEPARTMENT OF TAXATION
 Web Site: <http://tax.state.nv.us>

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BRIAN SANDOVAL
 Governor

ROBERT R BARENGO
 Chair, Nevada Tax Commission

CHRISTOPHER G. NIELSEN
 Executive Director

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 555 E. Washington Avenue
 Las Vegas, Nevada 89101
 Phone: (702) 486-2300 Fax: (702) 486-2373

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

February 20, 2013

RECEIVED

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

FEB 28 2013
 State of Nevada
 Department of Taxation

Dear NORMA:

Please find attached the proposed Improvement Factor for the 2014 - 2015 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration.

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 January 2012 to January 2013 for commercial costs and from December 2011 to December 2012 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.

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If you have any questions, please let me know.

Sincerely,

Terry E. Rubald

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

-
- I re-cost all Improvements annually.
- I approve the 2014 -15 Improvement Factor proposed by the Department of Taxation.
- I do not approve the 2014 -15 Improvement Factor for the following reasons:

Signed: *Norma Green*

Date: *2-27-13*



STATE OF NEVADA
DEPARTMENT OF TAXATION
Web Site: <http://tax.state.nv.us>

1550 College Parkway, Suite 116
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Michael Rocky G-Team

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BRIAN SANDOVAL
Governor

ROBERT R BARENGO
Chair, Nevada Tax Commission

CHRISTOPHER G. NIELSEN
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Fax: (702) 486-3377

February 20, 2013

MICHELE W SHAFE
CLARK COUNTY ASSESSOR
P.O. BOX 551401
LAS VEGAS, NV 89155-1401

Dear MICHELE W:

Please find attached the proposed Improvement Factor for the 2014 - 2015 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration.

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 January 2012 to January 2013 for commercial costs and from December 2011 to December 2012 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.

Pursuant to NRS 361.261, the Assessors have until May 15, 2012 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. Please respond even if you do an annual reappraisal of improvements.

If you have any questions, please let me know.

Sincerely,

Terry E. Rubald

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

-
- I re-cost all improvements annually.
- I approve the 2014 -15 Improvement Factor proposed by the Department of Taxation.
- I do not approve the 2014 -15 Improvement Factor for the following reasons:

Signed: *Michele W. Shafe* Date: 3/18/13

Jane Ware

Subject: 2014-15 Improvement Factor

From: Sonnemann, Doug [<mailto:DSonnemann@co.douglas.nv.us>]

Sent: Monday, February 25, 2013 9:29 AM

To: Terry Rubald

Subject: 2014-15 Improvement Factor

Terry,

In response to your letter on the improvement factor:

Douglas County re-costs all improvements annually.

Douglas County approves the 2014-15 Improvement Factor proposed by the Department of Taxation.

Doug

Doug Sonnemann

Douglas County Assessor



STATE OF NEVADA
DEPARTMENT OF TAXATION

Web Site: <http://tax.state.nv.us>

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BRIAN SANDOVAL
Governor

ROBERT R BARENGO
Chair, Nevada Tax Commission

CHRISTOPHER G. NIELSEN
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Henderson, Nevada 89074
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Fax: (702) 486-3377

February 20, 2013

KATRINKA RUSSELL
ELKO COUNTY ASSESSOR
571 IDAHO
ELKO, NV 89801

Dear KATRINKA:

Please find attached the proposed Improvement Factor for the 2014 - 2015 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration.

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 January 2012 to January 2013 for commercial costs and from December 2011 to December 2012 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.

Pursuant to NRS 361.261, the Assessors have until May 15, 2012 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. Please respond even if you do an annual reappraisal of improvements.

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 re-cost all Improvements annually.
- I approve the 2014 -15 Improvement Factor proposed by the Department of Taxation.
- I do not approve the 2014 -15 Improvement Factor for the following reasons:

Signed: Date: 2/28/13

From: RUTH LEE [<mailto:ruthlee1957@yahoo.com>]

Sent: Tuesday, May 14, 2013 1:43 PM

To: Bruce Bartolowits

Subject:

sorry, didn't know I needed to response, as I re-cost every year.

RPL



STATE OF NEVADA
DEPARTMENT OF TAXATION

Web Site: http://tax.state.nv.us

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BRIAN SANDOVAL
Governor

ROBERT R BARENGO
Chair, Nevada Tax Commission

CHRISTOPHER G. NIELSEN,
Executive Director

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

RECEIVED
FEB 25 2013
EUREKA COUNTY
ASSESSOR'S OFFICE

February 20, 2013

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

Dear MICHAEL:

Please find attached the proposed Improvement Factor for the 2014 - 2015 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration.

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 January 2012 to January 2013 for commercial costs and from December 2011 to December 2012 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.

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If you have any questions, please let me know.

Sincerely,

[Handwritten signature of Terry E. Rubald]

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

- [X] I re-cost all Improvements annually.
I approve the 2014 -15 Improvement Factor proposed by the Department of Taxation.
I do not approve the 2014 -15 Improvement Factor for the following reasons:

Signed: [Handwritten signature of Michael A. Mears] Date: 2/28/2013



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

RENO OFFICE
4600 Kietzke Lane
Building L, Suite 235
Reno, Nevada 89502
Phone: (775) 687-9999
Fax: (775) 688-1303

BRIAN SANDOVAL
Governor

ROBERT R BARENGO
Chair, Nevada Tax Commission

CHRISTOPHER G. NIELSEN
Executive Director

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

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

February 20, 2013

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

Dear JEFF:

Please find attached the proposed Improvement Factor for the 2014 - 2015 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration.

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 January 2012 to January 2013 for commercial costs and from December 2011 to December 2012 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.

Pursuant to NRS 361.261, the Assessors have until May 15, 2012 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. Please respond even if you do an annual reappraisal of improvements.

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 re-cost all Improvements annually.
I approve the 2014 -15 Improvement Factor proposed by the Department of Taxation.
I do not approve the 2014 -15 Improvement Factor for the following reasons:

Signed: [Signature] Digitally signed by Jeff Johnson
DN: cn=Jeff Johnson, o=Humboldt
County, ou=Assessor,
email=assessor@hcnv.us, c=US
Date: 2013.05.15 16:34:12 -07'00'

Date: May 15, 2013



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

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BRIAN SANDOVAL
Governor

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

February 20, 2013

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

Dear LURA:

Please find attached the proposed Improvement Factor for the 2014 - 2015 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration.

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 January 2012 to January 2013 for commercial costs and from December 2011 to December 2012 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.

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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 re-cost all Improvements annually.
[X] I approve the 2014 -15 Improvement Factor proposed by the Department of Taxation.
I do not approve the 2014 -15 Improvement Factor for the following reasons:

Signed: Lura Duvall Date:



STATE OF NEVADA
DEPARTMENT OF TAXATION

Web Site: http://tax.state.nv.us

1650 College Parkway, Suite 116
Carson City, Nevada 89708-7937
Phone: (775) 684-2000 Fax: (775) 684-2020

RENO OFFICE
4600 Kletzka Lane
Building L, Suite 236
Reno, Nevada 89502
Phone: (775) 687-9999
Fax: (775) 688-1303

BRIAN SANDOVAL
Governor

ROBERT R BARENGO
Chair, Nevada Tax Commission

CHRISTOPHER G. NIELSEN
Executive Director

LAS VEGAS OFFICE
Grant Sawyer Office Building, Suite 1300
555 E. Washington Avenue
Las Vegas, Nevada 89101
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HENDERSON OFFICE
2550 Paseo Verda Parkway, Suite 180
Henderson, Nevada 89074
Phone: (702) 486-2300
Fax: (702) 486-3377

February 20, 2013

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

Dear MELANIE:

Please find attached the proposed Improvement Factor for the 2014 - 2015 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration.

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 January 2012 to January 2013 for commercial costs and from December 2011 to December 2012 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.

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If you have any questions, please let me know.

Sincerely,

[Handwritten signature of Terry E. Rubald]

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

- [X] I re-cost all improvements annually.
I approve the 2014 -15 Improvement Factor proposed by the Department of Taxation.
I do not approve the 2014 -15 Improvement Factor for the following reasons:

Signed: [Handwritten signature of Melanie McBride] Date: 3-1-2013



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

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4600 Kietzke Lane
Building L, Suite 235
Reno, Nevada 89502
Phone: (775) 687-9999
Fax: (775) 688-1303

BRIAN SANDOVAL
Governor

ROBERT R BARENGO
Chair, Nevada Tax Commission

CHRISTOPHER G. NIELSEN
Executive Director

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

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

February 20, 2013

LINDA WHALIN
LYON COUNTY ASSESSOR
27 SOUTH MAIN STREET
YERINGTON, NV 89447-2571

RECEIVED
APR 23 2013
State of Nevada
Department of Taxation

RECEIVED
FEB 5 2 2013
RECEIVED
FEB 25 2013

Dear LINDA:

Please find attached the proposed Improvement Factor for the 2014 - 2015 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration.

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 January 2012 to January 2013 for commercial costs and from December 2011 to December 2012 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.

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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 re-cost all Improvements annually.
- I approve the 2014 -15 Improvement Factor proposed by the Department of Taxation.
- I do not approve the 2014 -15 Improvement Factor for the following reasons:
- _____
- _____

Signed: Date: April 22 2013



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

RENO OFFICE
4600 Kietzke Lane
Building L, Suite 235
Reno, Nevada 89502
Phone: (775) 687-9999
Fax: (775) 688-1303

BRIAN SANDOVAL
Governor

ROBERT R BARENGO
Chair, Nevada Tax Commission

CHRISTOPHER G. NIELSEN
Executive Director

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

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

RECEIVED

February 20, 2013

RECEIVED

FEB 25 2013

DOROTHY FOWLER
MINERAL COUNTY ASSESSOR
P.O. BOX 400
HAWTHORNE, NV 89415

FEB 27 2013
State of Nevada
Department of Taxation

MINERAL COUNTY ASSESSOR

Dear DOROTHY:

Please find attached the proposed Improvement Factor for the 2014 - 2015 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration.

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 January 2012 to January 2013 for commercial costs and from December 2011 to December 2012 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.

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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 re-cost all Improvements annually.
 I approve the 2014 -15 Improvement Factor proposed by the Department of Taxation.
 I do not approve the 2014 -15 Improvement Factor for the following reasons:

Signed: *Dorothy Fowler, Assessor* Date: *25 February 2013*



STATE OF NEVADA
DEPARTMENT OF TAXATION
Web Site: <http://tax.state.nv.us>

1550 College Parkway, Suite 115
Carson City, Nevada 89706-7937
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Phone: (775) 687-9999
Fax: (775) 688-1303

BRIAN SANDOVAL
Governor

ROBERT R BARENGO
Chair, Nevada Tax Commission

CHRISTOPHER G. NIELSEN
Executive Director

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

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

February 20, 2013

SHIRLEY MATSON
NYE COUNTY ASSESSOR
160 N. FLOYD DRIVE
PAHRUMP, NV 89060

RECEIVED

MAR 13 2013

State of Nevada
Department of Taxation

Dear SHIRLEY:

Please find attached the proposed Improvement Factor for the 2014 - 2015 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration.

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 January 2012 to January 2013 for commercial costs and from December 2011 to December 2012 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.

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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 re-cost all Improvements annually.
- I approve the 2014 -15 Improvement Factor proposed by the Department of Taxation.
- I do not approve the 2014 -15 Improvement Factor for the following reasons:

Signed: _____

Date: _____

March 7, 2013

Terry Rubald

From: Celeste Hamilton <chamilton@pershingcounty.net>
Sent: Wednesday, February 27, 2013 2:18 PM
To: Terry Rubald
Subject: Improvement Factor

Hello Terry,

This is to let you know that I approve the 2014-15 Improvement Factor.

Celeste Hamilton

Pershing County Assessor

P O Box 89

Lovelock, Nv 89419

775-273-2369



STATE OF NEVADA
DEPARTMENT OF TAXATION

Web Site: <http://tax.state.nv.us>

1550 College Parkway, Suite 116
Carson City, Nevada 89706-7937
Phone: (775) 684-2000 Fax: (775) 684-2020

RENO OFFICE
4600 Kietzke Lane
Building L, Suite 235
Reno, Nevada 89502
Phone: (775) 687-9999
Fax: (775) 688-1303

BRIAN SANDOVAL
Governor

ROBERT R BARENGO
Chair, Nevada Tax Commission

CHRISTOPHER G. NIELSEN
Executive Director

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

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

February 20, 2013

JANA SEDDON
STOREY COUNTY ASSESSOR
P.O. BOX 494
VIRGINIA CITY, NV 89440

Dear JANA:

Please find attached the proposed Improvement Factor for the 2014 - 2015 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration.

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 January 2012 to January 2013 for commercial costs and from December 2011 to December 2012 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.

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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 re-cost all Improvements annually.
- I approve the 2014 -15 Improvement Factor proposed by the Department of Taxation.
- I do not approve the 2014 -15 Improvement Factor for the following reasons:

Signed: Date: 3/8/13

Jana Seddon

STOREY COUNTY ASSESSOR

STOREY COUNTY COURTHOUSE
26 South B Street
P.O. Box 494
Virginia City, NV 89440

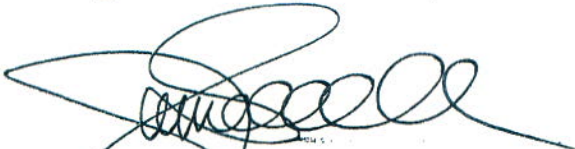
(775) 847-0961 Phone
(775) 847-0904 Fax
Assessor@StoreyCounty.org

ASSESSOR'S CERTIFICATION OF COMPLIANCE NRS 360.250(3)

I, Jana Seddon, do hereby certify under penalty of perjury that in assessing property in Storey County or furnishing other information required by law, I have complied with the regulations of the Nevada Tax Commission.

Improvement Factor Approval

Signed this 8th day of March, 2013



Jana Seddon
Assessor, Storey County



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

RENO OFFICE
4600 Kietzke Lane
Building L, Suite 235
Reno, Nevada 89502
Phone: (775) 667-9999
Fax: (775) 686-1303

BRIAN SANDOVAL
Governor

ROBERT R BARENGO
Chair, Nevada Tax Commission

CHRISTOPHER G. NIELSEN
Executive Director

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

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

February 20, 2013

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

Dear JOSH:

Please find attached the proposed Improvement Factor for the 2014 - 2015 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration.

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 January 2012 to January 2013 for commercial costs and from December 2011 to December 2012 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.

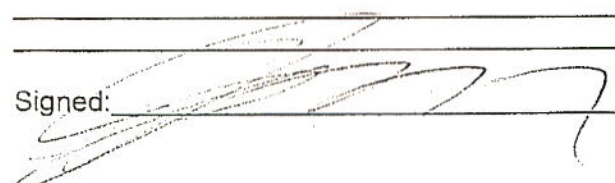
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If you have any questions, please let me know.

Sincerely,

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

- I re-cost all Improvements annually.
- I approve the 2014 -15 Improvement Factor proposed by the Department of Taxation.
- I do not approve the 2014 -15 Improvement Factor for the following reasons:

Signed:  Date: 2/26/13



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

RENO OFFICE
4600 Kietzke Lane
Building L, Suite 235
Reno, Nevada 89502
Phone: (775) 687-9999
Fax: (775) 688-1303

BRIAN SANDOVAL
Governor

ROBERT R BARENGO
Chair, Nevada Tax Commission

CHRISTOPHER G. NIELSEN
Executive Director

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

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

February 20, 2013

RECEIVED

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

FEB 28 2013

State of Nevada
Department of Taxation

Dear ROBERT:

Please find attached the proposed Improvement Factor for the 2014 - 2015 tax year. NRS 361.261 requires the Department to provide proposed factors to the Assessors for consideration.

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 January 2012 to January 2013 for commercial costs and from December 2011 to December 2012 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.

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If you have any questions, please let me know.

Sincerely,

Terry E. Rubald (handwritten signature)

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

- I re-cost all improvements annually.
[X] I approve the 2014 -15 Improvement Factor proposed by the Department of Taxation.
I do not approve the 2014 -15 Improvement Factor for the following reasons:

Signed: Robert T Bishop (handwritten signature)

Date: 2/28/13