



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

In the Matter of:)
Approval of 2015-2016 Statewide)
Improvement Factor)

NOTICE OF DECISION

Appearances

Terry Rubald, Deputy Executive Director and Jeff Mitchell, Coordinator, appeared on behalf of the Department of Taxation.

Summary

The matter of the approval of the 2015-2016 Improvement Factor came before the Nevada Tax Commission (Commission) for hearing in Carson City and via video conference to Las Vegas, Nevada, on March 10, 2014 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, 2013 to January 1, 2014. 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 2015-2016 Improvement Factor at 1.01 as reported by the Department.

BY THE NEVADA TAX COMMISSION THIS 25th DAY OF MARCH, 2014.

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

2015-2016
IMPROVEMENT FACTOR
REPORT

Approved by the Nevada Tax Commission on March 10, 2014

Division of Local Government Services

2015-2016

Improvement Factor Report

Department of Taxation
Division of Local Government Services
1550 E. College Parkway, Suite 115
Carson City, NV 89706
Phone 775.684.2100 • Fax 775.684.2020

CONTENTS

2015-16 IMPROVEMENT FACTOR REPORT

IMPROVEMENT FACTOR REPORT	I
2015-2016 ADOPTED IMPROVEMENT FACTOR.....	1
REGION IMPROVEMENT FACTOR COMPUTATION	2
STATEWIDE IMPROVEMENT FACTOR COMPUTATION	10
FACTOR AREA TAX ROLL ALLOCATION	11
HISTORICAL FACTOR COMPUTATION BY REGION	13
NOTIFICATIONS FROM ASSESSORS.....	APPENDIX I
CARSON CITY	A-1
CHURCHILL COUNTY	A-2
CLARK COUNTY	A-3
DOUGLAS COUNTY	A-4
ELKO COUNTY	A-5
ESMERALDA COUNTY.....	A-6
EUREKA COUNTY.....	A-7
HUMBOLDT COUNTY	A-8
LANDER COUNTY	A-9
LINCOLN COUNTY.....	A-10
LYON COUNTY	A-11
MINERAL COUNTY	A-12
NYE COUNTY	A-13
PERSHING COUNTY.....	A-14
STOREY COUNTY	A-15
WASHOE COUNTY	A-16
WHITE PINE COUNTY	A-17

REPORT

2015-16 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 2015-16.

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 2015-2016 tax cycle, the Department recommends that a statewide factor of 1.01 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-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 January 1st of 2013 to January 1st of 2014, 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 1.01.

These factors are produced based on data from January 1, 2013 to January 1, 2014 and applied to improvements for a lien date in July, 2015. 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, 2015 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 1.01.

**NEVADA DEPARTMENT OF TAXATION
2014 IMPROVEMENT FACTOR STUDY
2015-2016 PROPOSED IMPROVEMENT FACTORS**

COMPUTED FROM THE MARSHALL SWIFT RESIDENTIAL & COMMERCIAL MANUALS

FACTOR AREA	ROUNDED FACTOR	RAW FACTOR	WEIGHT	FACTOR SHARE
CARSON CITY	1.01	1.009	14.0%	0.1417
ELKO	1.01	1.008	6.9%	0.0693
FALLON	1.01	1.008	7.7%	0.0774
LINCOLN COUNTY	1.01	1.010	0.5%	0.0046
NYE COUNTY	1.01	1.005	3.1%	0.0308
RENO - SPARKS	1.01	1.013	60.4%	0.6119
LAKE TAHOE	1.01	1.014	7.5%	0.0756
STATEWIDE	1.01	1.006	100.0%	1.0114
LAS VEGAS	1.01	1.010	N/A	N/A

NEVADA DEPARTMENT OF TAXATION
 2014 IMPROVEMENT FACTOR STUDY
 CARSON CITY IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/13 *	LOCAL MULTIPLIER 01/14 *	PRICE RELATIVE (01/14) / (01/13) (C / B)	COMPARATIVE COST MULTIPLIER 01/14>01/13 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	PERCENTAGE OF TAX ROLL, ****	WEIGHTED FACTOR (I * H)
COMMERCIAL									
A	1.09	1.08	0.9908	1.028	1.0186	0.040	0.0407		
B	1.06	1.05	0.9906	1.034	1.0242	0.040	0.0410		
C	1.05	1.05	1.0000	1.040	1.0400	0.500	0.5200		
D	1.06	1.05	0.9906	1.049	1.0391	0.250	0.2598		
S	1.09	1.08	0.9908	1.021	1.0116	0.170	0.1720		
ALL COMMERCIAL						1.000	1.0335	0.3367	0.3480
RESIDENTIAL									
FRAME	1.07	1.06	0.9907	1.007	0.9976	0.800	0.7981		
MASONRY	1.06	1.05	0.9906	1.004	0.9945	0.200	0.1989		
ALL RESIDENTIAL						1.000	0.9970	0.6633	0.6613
CARSON CITY COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0093
PROPOSED CARSON CITY IMPROVEMENT FACTOR									1.0100
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0100

* 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
 **** 2012-13 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
 2014 IMPROVEMENT FACTOR STUDY
 ELKO IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/13 *	LOCAL MULTIPLIER 01/14 *	PRICE RELATIVE (01/14) / (01/13) (C / B)	COMPARATIVE COST MULTIPLIER 01/14>01/13 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL, ****	WEIGHTED FACTOR (I * H)
COMMERCIAL									
A	1.12	1.11	0.9911	1.028	1.0188	0.040	0.0408		
B	1.11	1.09	0.9820	1.034	1.0154	0.040	0.0406		
C	1.10	1.08	0.9818	1.040	1.0211	0.500	0.5105		
D	1.07	1.06	0.9907	1.049	1.0392	0.250	0.2598		
S	1.10	1.10	1.0000	1.021	1.0210	0.170	0.1736		
ALL COMMERCIAL						1.000	1.0253	0.4289	0.4398
RESIDENTIAL									
FRAME	1.07	1.06	0.9907	1.007	0.9976	0.800	0.7981		
MASONRY	1.10	1.08	0.9818	1.004	0.9857	0.200	0.1971		
ALL RESIDENTIAL						1.000	0.9952	0.5711	0.5684
ELKO COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0081
PROPOSED ELKO IMPROVEMENT FACTOR									1.0100
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0100

* 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
 **** 2012-13 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
 2014 IMPROVEMENT FACTOR STUDY
 FALLON IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/13 *	LOCAL MULTIPLIER 01/14 *	PRICE RELATIVE (01/14) / (01/13) (C / B)	COMPARATIVE COST MULTIPLIER 01/14>01/13 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL, ****	WEIGHTED FACTOR (I * H)
COMMERCIAL									
A	1.01	1.00	0.9901	1.028	1.0178	0.040	0.0407		
B	0.99	0.98	0.9899	1.034	1.0236	0.040	0.0409		
C	1.00	1.00	1.0000	1.040	1.0400	0.500	0.5200		
D	1.00	0.99	0.9900	1.049	1.0385	0.250	0.2596		
S	1.01	1.00	0.9901	1.021	1.0109	0.170	0.1719		
ALL COMMERCIAL						1.000	1.0331	0.3084	0.3186
RESIDENTIAL									
FRAME	1.01	1.00	0.9901	1.007	0.9970	0.800	0.7976		
MASONRY	1.01	1.00	0.9901	1.004	0.9941	0.200	0.1988		
ALL RESIDENTIAL						1.000	0.9964	0.6916	0.6892
FALLON COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0078
PROPOSED FALLON IMPROVEMENT FACTOR									1.0100
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0100

* 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
 **** 2012-13 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
 2014 IMPROVEMENT FACTOR STUDY
 LAS VEGAS IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/13 *	LOCAL MULTIPLIER 01/14 *	PRICE RELATIVE (01/14) / (01/13) (C / B)	COMPARATIVE COST MULTIPLIER 01/14>01/13 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL, ****	WEIGHTED FACTOR (I * H)
COMMERCIAL									
A	1.13	1.12	0.9912	1.028	1.0189	0.040	0.0408		
B	1.11	1.10	0.9910	1.034	1.0247	0.040	0.0410		
C	1.13	1.12	0.9912	1.040	1.0308	0.500	0.5154		
D	1.13	1.13	1.0000	1.049	1.0490	0.250	0.2623		
S	1.13	1.12	0.9912	1.021	1.0120	0.170	0.1720		
ALL COMMERCIAL						1.000	1.0314	0.3733	0.3850
RESIDENTIAL									
FRAME	1.14	1.13	0.9912	1.007	0.9982	0.800	0.7985		
MASONRY	1.13	1.12	0.9912	1.004	0.9951	0.200	0.1990		
ALL RESIDENTIAL						1.000	0.9976	0.6267	0.6252
LAS VEGAS COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0102
PROPOSED LAS VEGAS IMPROVEMENT FACTOR									1.0100
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0100

* 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
 **** 2012-13 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
 2014 IMPROVEMENT FACTOR STUDY
 LINCOLN COUNTY IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/13 *	LOCAL MULTIPLIER 01/14 *	PRICE RELATIVE (01/14) / (01/13) (C / B)	COMPARATIVE COST MULTIPLIER 01/14>01/13 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL, ****	WEIGHTED FACTOR (I * H)
COMMERCIAL									
A	1.02	1.01	0.9902	1.028	1.0179	0.040	0.0407		
B	1.02	1.01	0.9902	1.034	1.0239	0.040	0.0410		
C	1.05	1.04	0.9905	1.040	1.0301	0.500	0.5150		
D	1.04	1.04	1.0000	1.049	1.0490	0.250	0.2623		
S	1.02	1.01	0.9902	1.021	1.0110	0.170	0.1719		
ALL COMMERCIAL						1.000	1.0308	0.3827	0.3945
RESIDENTIAL									
FRAME	1.05	1.04	0.9905	1.007	0.9974	0.800	0.7979		
MASONRY	1.05	1.04	0.9905	1.004	0.9944	0.200	0.1989		
ALL RESIDENTIAL						1.000	0.9968	0.6173	0.6153
LINCOLN COUNTY COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0098
PROPOSED LINCOLN COUNTY IMPROVEMENT FACTOR									1.0100
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0100

* 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
 **** 2012-13 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
 2014 IMPROVEMENT FACTOR STUDY
 NYE COUNTY IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/13 *	LOCAL MULTIPLIER 01/14 *	PRICE RELATIVE (01/14) / (01/13) (C / B)	COMPARATIVE COST MULTIPLIER 01/14>01/13 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL, ****	WEIGHTED FACTOR (I * H)
COMMERCIAL									
A	0.95	0.94	0.9895	1.028	1.0172	0.040	0.0407		
B	0.93	0.92	0.9892	1.034	1.0229	0.040	0.0409		
C	0.91	0.91	1.0000	1.040	1.0400	0.500	0.5200		
D	0.88	0.88	1.0000	1.049	1.0490	0.250	0.2623		
S	0.94	0.93	0.9894	1.021	1.0101	0.170	0.1717		
ALL COMMERCIAL						1.000	1.0356	0.2466	0.2554
RESIDENTIAL									
FRAME	0.89	0.88	0.9888	1.007	0.9957	0.800	0.7965		
MASONRY	0.92	0.91	0.9891	1.004	0.9931	0.200	0.1986		
ALL RESIDENTIAL						1.000	0.9952	0.7534	0.7498
NYE COUNTY COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0051
PROPOSED NYE COUNTY IMPROVEMENT FACTOR									1.0100
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0100

* 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
 **** 2012-13 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
 2014 IMPROVEMENT FACTOR STUDY
 RENO - SPARKS IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/13 *	LOCAL MULTIPLIER 01/14 *	PRICE RELATIVE (01/14) / (01/13) (C / B)	COMPARATIVE COST MULTIPLIER 01/14>01/13 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL, ****	WEIGHTED FACTOR (I * H)
COMMERCIAL									
A	1.09	1.08	0.9908	1.028	1.0186	0.040	0.0407		
B	1.07	1.06	0.9907	1.034	1.0243	0.040	0.0410		
C	1.05	1.06	1.0095	1.040	1.0499	0.500	0.5250		
D	1.05	1.04	0.9905	1.049	1.0390	0.250	0.2598		
S	1.09	1.08	0.9908	1.021	1.0116	0.170	0.1720		
ALL COMMERCIAL						1.000	1.0384	0.3509	0.3643
RESIDENTIAL									
FRAME	1.06	1.05	0.9906	1.007	0.9975	0.800	0.7980		
MASONRY	1.06	1.06	1.0000	1.004	1.0040	0.200	0.2008		
ALL RESIDENTIAL						1.000	0.9988	0.6491	0.6484
RENO - SPARKS COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0127
PROPOSED RENO - SPARKS IMPROVEMENT FACTOR									1.0100
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0100

* 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
 **** 2012-13 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
 2014 IMPROVEMENT FACTOR STUDY
 LAKE TAHOE IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/13 *	LOCAL MULTIPLIER 01/14 *	PRICE RELATIVE (01/14) / (01/13) (C / B)	COMPARATIVE COST MULTIPLIER 01/14>01/13 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL, ****	WEIGHTED FACTOR (I * H)
COMMERCIAL									
A	1.21	1.21	1.0000	1.028	1.0280	0.040	0.0411		
B	1.19	1.18	0.9916	1.034	1.0253	0.040	0.0410		
C	1.19	1.19	1.0000	1.040	1.0400	0.500	0.5200		
D	1.21	1.20	0.9917	1.049	1.0403	0.250	0.2601		
S	1.21	1.21	1.0000	1.021	1.0210	0.170	0.1736		
ALL COMMERCIAL						1.000	1.0358	0.2965	0.3071
RESIDENTIAL									
FRAME	1.21	1.21	1.0000	1.007	1.0070	0.800	0.8056		
MASONRY	1.20	1.19	0.9917	1.004	0.9956	0.200	0.1991		
ALL RESIDENTIAL						1.000	1.0047	0.7035	0.7069
								1.0000	1.0139
									PROPOSED LAKE TAHOE IMPROVEMENT FACTOR
									1.0100
									WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR
									1.0100

- * 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
- **** 2012-13 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
 2014 IMPROVEMENT FACTOR STUDY
 STATEWIDE IMPROVEMENT FACTOR COMPUTATION

CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/13 *	LOCAL MULTIPLIER 01/14 *	PRICE RELATIVE (01/14) / (01/13) (C / B)	COMPARATIVE COST MULTIPLIER 01/14>01/13 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	- PERCENTAGE OF TAX ROLL, ****	WEIGHTED FACTOR (I * H)
COMMERCIAL									
A	1.05	1.04	0.9905	1.028	1.0182	0.040	0.0407		
B	1.04	1.03	0.9904	1.034	1.0241	0.040	0.0410		
C	1.04	1.03	0.9904	1.040	1.0300	0.500	0.5150		
D	1.02	1.01	0.9902	1.049	1.0387	0.250	0.2597		
S	1.04	1.03	0.9904	1.021	1.0112	0.170	0.1719		
ALL COMMERCIAL						1.000	1.0283	0.3439	0.3536
RESIDENTIAL									
FRAME	1.03	1.02	0.9903	1.007	0.9972	0.800	0.7978		
MASONRY	1.05	1.03	0.9810	1.004	0.9849	0.200	0.1970		
ALL RESIDENTIAL						1.000	0.9948	0.6561	0.6527
								1.0000	1.0063
									PROPOSED STATEWIDE IMPROVEMENT FACTOR 1.0100
									WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR 1.0100

* 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
 **** 2012-13 STATISTICAL ANALYSIS OF THE TAX ROLL

NEVADA DEPARTMENT OF TAXATION
2014 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%	386,898,096	596,507,519	983,405,615	39.3%	60.7%	6.6%
	DOUGLAS	68.00%	193,514,210	721,555,848	915,070,058	21.1%	78.9%	6.2%
	STOREY	100.00%	118,980,134	59,759,954	178,740,088	66.6%	33.4%	1.2%
AREA TOTAL			699,392,440	1,377,823,321	2,077,215,761	33.7%	66.3%	14.0%
ELKO	ELKO	100.00%	272,841,934	401,059,221	673,901,155	40.5%	59.5%	4.6%
	EUREKA	100.00%	52,299,417	8,137,176	60,436,593	86.5%	13.5%	0.4%
	HUMBOLDT	100.00%	91,373,901	136,638,169	228,012,070	40.1%	59.9%	1.5%
	LANDER	100.00%	19,676,980	34,949,265	54,626,245	36.0%	64.0%	0.4%
AREA TOTAL			436,192,232	580,783,831	1,016,976,063	42.9%	57.1%	6.9%
FALLON	CHURCHILL	100.00%	99,753,657	194,289,014	294,042,671	33.9%	66.1%	2.0%
	LYON	100.00%	197,578,316	540,323,827	737,902,143	26.8%	73.2%	5.0%
	MINERAL	100.00%	16,161,464	23,748,791	39,910,255	40.5%	59.5%	0.3%
	PERSHING	100.00%	36,926,765	27,584,342	64,511,107	57.2%	42.8%	0.4%
AREA TOTAL			350,420,202	785,945,974	1,136,366,176	30.8%	69.2%	7.7%
LAS VEGAS	CLARK	100.00%	15,398,008,205	25,854,557,509	41,252,565,714	37.3%	62.7%	N/A
LINCOLN COUNTY	LINCOLN	100.00%	25,688,068	41,435,602	67,123,670	38.3%	61.7%	0.5%
	WHITE PINE	100.00%	121,812,376	59,908,291	181,720,667	67.0%	33.0%	1.2%
AREA TOTAL			147,500,444	101,343,893	248,844,337	59.3%	40.7%	1.7%
NYE COUNTY	ESMERALDA	100.00%	3,110,649	4,684,865	7,795,514	39.9%	60.1%	0.1%
	NYE	100.00%	108,558,807	336,509,579	445,068,386	24.4%	75.6%	3.0%
AREA TOTAL			111,669,456	341,194,444	452,863,900	24.7%	75.3%	3.1%
RENO - SPARKS	WASHOE	93.00%	3,135,821,017	5,801,919,309	8,937,740,326	35.1%	64.9%	60.4%
LAKE TAHOE	DOUGLAS	32.00%	91,065,510	339,555,693	430,621,203	21.1%	78.9%	2.9%
	WASHOE	7.00%	236,029,539	436,703,604	672,733,143	35.1%	64.9%	4.5%
AREA TOTAL			327,095,049	776,259,297	1,103,354,346	29.6%	70.4%	7.5%
STATEWIDE	TOTALS	100.00%	20,606,099,045	35,619,827,578	56,225,926,623	36.6%	63.4%	100.0%
	CLARK	-73.37%	(15,398,008,205)	(25,854,557,509)	(41,252,565,714)	37.3%	62.7%	100.0%
ALL AREAS EXCEPT LAS VEGAS		26.63%	5,086,278,464	9,705,361,778	14,791,640,242	34.4%	65.6%	100.0%

NEVADA DEPARTMENT OF TAXATION
2014 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	337,650,085	49,248,011	386,898,096	497,208,991	23,667,894	75,630,634	596,507,519	983,405,615	39.3%	60.7%
CHURCHILL	84,464,724	15,288,933	99,753,657	177,594,340	624,009	16,070,665	194,289,014	294,042,671	33.9%	66.1%
CLARK	14,173,625,082	1,224,383,123	15,398,008,205	20,605,520,302	2,745,479,227	2,503,557,980	25,854,557,509	41,252,565,714	37.3%	62.7%
DOUGLAS	230,752,614	53,827,106	284,579,720	897,902,521	58,991,973	104,217,047	1,061,111,541	1,345,691,261	21.1%	78.9%
ELKO	231,946,050	40,895,884	272,841,934	358,782,367	4,618,775	37,658,079	401,059,221	673,901,155	40.5%	59.5%
ESMERALDA	3,080,982	29,667	3,110,649	3,114,153	0	1,570,712	4,684,865	7,795,514	39.9%	60.1%
EUREKA	15,217,313	37,082,104	52,299,417	6,567,576	0	1,569,600	8,137,176	60,436,593	86.5%	13.5%
HUMBOLDT	76,261,318	15,112,583	91,373,901	123,518,294	0	13,119,875	136,638,169	228,012,070	40.1%	59.9%
LANDER	16,437,664	3,239,316	19,676,980	31,877,000	7,584	3,064,681	34,949,265	54,626,245	36.0%	64.0%
LINCOLN	20,810,689	4,877,379	25,688,068	38,195,934	26,337	3,213,331	41,435,602	67,123,670	38.3%	61.7%
LYON	95,773,212	101,805,104	197,578,316	509,617,982	703,493	30,002,352	540,323,827	737,902,143	26.8%	73.2%
MINERAL	15,838,212	323,252	16,161,464	20,994,553	0	2,754,238	23,748,791	39,910,255	40.5%	59.5%
NYE	103,659,800	4,899,007	108,558,807	298,163,762	2,424,928	35,920,889	336,509,579	445,068,386	24.4%	75.6%
PERSHING	34,202,985	2,723,780	36,926,765	23,480,539	0	4,103,803	27,584,342	64,511,107	57.2%	42.8%
STOREY	14,671,105	104,309,029	118,980,134	57,390,072	0	2,369,882	59,759,954	178,740,088	66.6%	33.4%
WASHOE	2,640,116,421	731,734,135	3,371,850,556	5,200,372,958	485,709,755	552,540,200	6,238,622,913	9,610,473,469	35.1%	64.9%
WHITE PINE	115,473,868	6,338,508	121,812,376	53,920,375	474,611	5,513,305	59,908,291	181,720,667	67.0%	33.0%
TOTALS	18,209,982,124	2,396,116,921	20,606,099,045	28,904,221,719	3,322,728,586	3,392,877,273	35,619,827,578	56,225,926,623	36.6%	63.4%

NEVADA DEPARTMENT OF TAXATION
2014 IMPROVEMENT FACTOR STUDY
STATEWIDE

MARSHALL & SWIFT LOCAL MULTIPLIERS

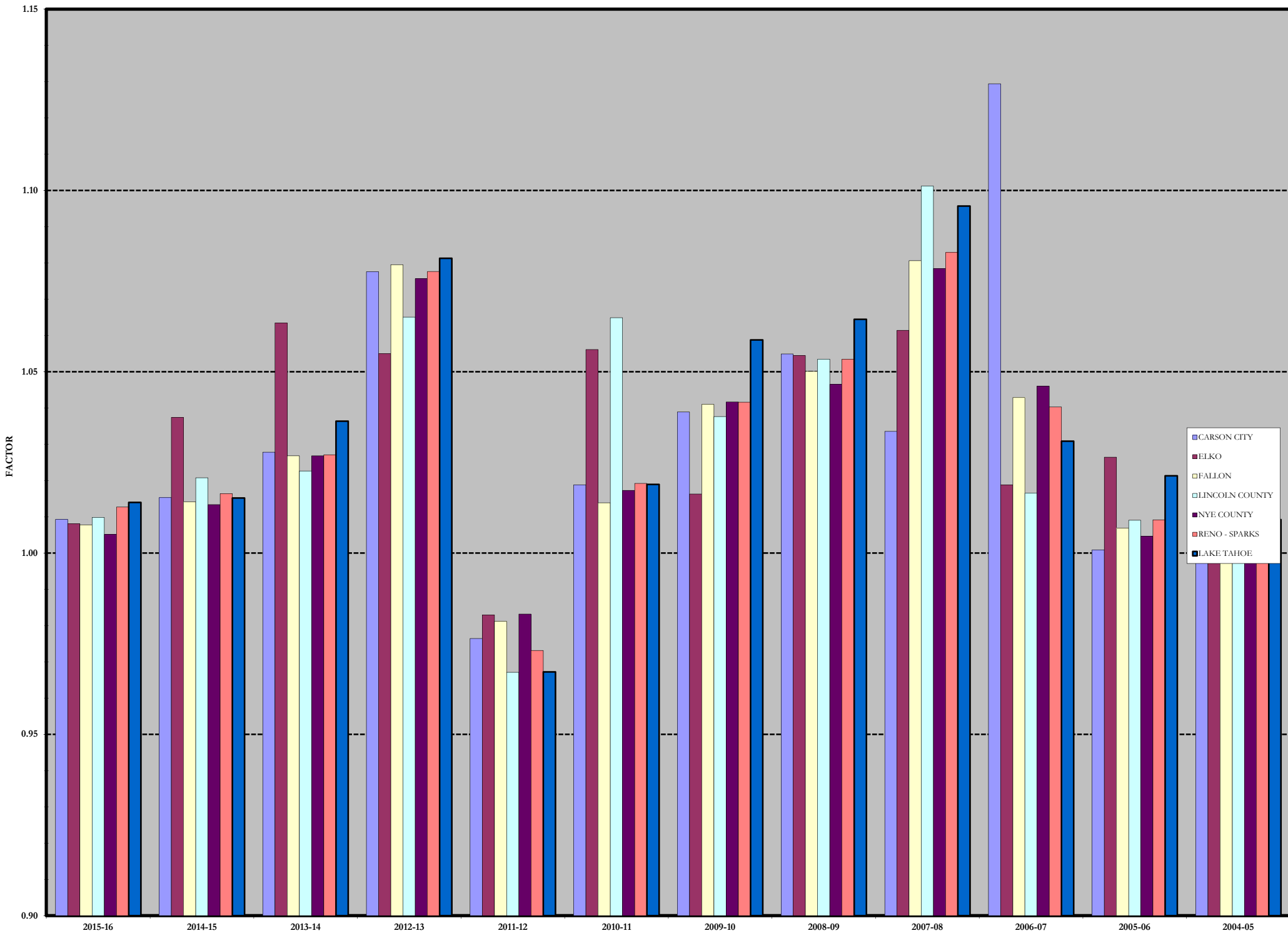
M&S MANUAL YEAR	COMMERCIAL 99-8					RESIDENTIAL F-7	
	4% A TYPE	4% B TYPE	50% C TYPE	25% D TYPE	17% S TYPE	80% FRAME	20% MASONRY
	M&S FACTOR	M&S FACTOR	M&S FACTOR	M&S FACTOR	M&S FACTOR	M&S FACTOR	M&S FACTOR
2014	1.04	1.03	1.03	1.01	1.03	1.02	1.03
2013	1.05	1.04	1.04	1.02	1.04	1.03	1.05
2012	1.05	1.04	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
2002							
2001							
2000							
1999							
1998							
1997							
1996							
1995							
1994							
1993							
1992							
1991							
1990							
1989							
1988							
1987							
1986							
1985							
1984							
1983							

NEVADA DEPARTMENT OF TAXATION
2014 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
2014	1.028	1.034	1.040	1.049	1.021	1.007	1.004
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
2002							
2001							
2000							
1999							
1998							
1997							
1996							
1995							
1994							
1993							
1992							
1991							
1990							
1989							
1988							
1987							
1986							
1985							
1984							
1983							

NEVADA IMPROVEMENT FACTORS



2015-2016 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 4, 2013

Dave Dawley
201 N Carson Street #6
Carson City, NV 89701

Dear Dave Dawley,

Please find attached the proposed Improvement Factor for the 2015 - 2016 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 2013 to January 2014 for commercial costs and from December 2012 to December 2013 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, 2014 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 and approve or disapprove even if you do an annual reappraisal of improvements.

If you have any questions, please let me know.

Sincerely,

Terry E. Rubald
Deputy Executive Director
Department of Taxation
(775) 684-2095
trubald@tax.state.nv.us

XXXX | re-cost all Improvements annually.
XXXX | approve the 2015 -16 Improvement Factor proposed by the Department of Taxation.
_____ | do not approve the 2015 -16 Improvement Factor for the following reasons:

Signed: _____ Date: February 5, 2014



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 4, 2014

Norma Green
155 N Taylor Street #200
Fallon, NV 89406

Dear Norma Green,

Please find attached the proposed Improvement Factor for the 2015 - 2016 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 2013 to January 2014 for commercial costs and from December 2012 to December 2013 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, 2014 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 and approve or disapprove even if you do an annual reappraisal of improvements.

If you have any questions, please let me know.

Sincerely,

Terry E. Rubald
Deputy Executive Director
Department of Taxation
(775) 684-2095
trubald@tax.state.nv.us

- I re-cost all Improvements annually.
I approve the 2015 -16 Improvement Factor proposed by the Department of Taxation.
I do not approve the 2015 -16 Improvement Factor for the following reasons:

Signed: [Signature] Date: 2-4-14



BRIAN SANDOVAL
Governor

ROBERT R BARENGO
Chair, Nevada Tax Commission

CHRISTOPHER G. NIELSEN
Executive Director

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

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

RENO OFFICE
4800 Kietzke Lane
Building L, Suite 235
Reno, Nevada 89502
Phone: (775) 667-9999
Fax: (775) 668-1303

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

February 4, 2013

Michele Shafe
500 S Grand Central Parkway 2nd Floor
Las Vegas, NV 89155

Dear Michele Shafe,

Please find attached the proposed Improvement Factor for the 2015 -2016 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 2013 to January 2014 for commercial costs and from December 2012 to December 2013 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, 2014 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 2015 -16 Improvement Factor proposed by the Department of Taxation.
- I do not approve the 2015 -16 Improvement Factor for the following reasons:

Signed: Michele W. Shafe Date: 2/5/14

Bruce Bartolowits

From: Sonnemann, Doug <DSonnemann@co.douglas.nv.us>
Sent: Wednesday, February 05, 2014 2:31 PM
To: Bruce Bartolowits
Subject: RE: Improvement Factors

Bruce,
On behalf of Douglas County I approve of the improvement factor as you have proposed.
Doug
Doug Sonnemann
Douglas County Assessor

From: Bruce Bartolowits [<mailto:bbartolowits@tax.state.nv.us>]
Sent: Tuesday, February 04, 2014 4:15 PM
To: Sonnemann, Doug
Subject: Improvement Factors

Bruce Bartolowits
Supervisor Locally Assessed Properties
Department of Taxation
Division of Local Government Services
(Phone) 775-684-2034
(Fax) 775-684-2020
bbartolowits@tax.state.nv.us



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 4, 2013

Katrinka Russell
550 Court Street-Physical
Elko, NV 89801

Dear Katrinka Russell,

Please find attached the proposed Improvement Factor for the 2015 - 2016 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 2013 to January 2014 for commercial costs and from December 2012 to December 2013 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, 2014 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 and approve or disapprove even if you do an annual reappraisal of improvements.

If you have any questions, please let me know.

Sincerely,

Terry E. Rubald
Deputy Executive Director
Department of Taxation
(775) 684-2095
trubald@tax.state.nv.us

- I re-cost all Improvements annually.
- I approve the 2015 -16 Improvement Factor proposed by the Department of Taxation.
- I do not approve the 2015 -16 Improvement Factor for the following reasons:

Signed: Date: 2/11/2014



BRIAN SANDOVAL
Governor

ROBERT R BARENGO
Chair, Nevada Tax Commission

CHRISTOPHER G. NIELSEN
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) 687-9999
Fax: (775) 688-1303

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

February 4, 2013

Ruth Lee
PO Box 471
Goldfield, NV 89013

Dear Ruth Lee,

Please find attached the proposed Improvement Factor for the 2015 - 2016 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 2013 to January 2014 for commercial costs and from December 2012 to December 2013 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, 2014 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 and approve or disapprove even if you do an annual reappraisal of improvements.

If you have any questions, please let me know.

Sincerely,

Terry E. Rubald
Deputy Executive Director
Department of Taxation
(775) 684-2095
trubald@tax.state.nv.us

-
- I re-cost all Improvements annually.
- I approve the 2015 -16 Improvement Factor proposed by the Department of Taxation.
- I do not approve the 2015 -16 Improvement Factor for the following reasons:

Signed: Ruth Lee

Date: 6 February 14



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 4, 2013

Mike Mears
PO Box 88
Eureka, NV 89316

Dear Mike Mears,

Please find attached the proposed Improvement Factor for the 2015 - 2016 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 2013 to January 2014 for commercial costs and from December 2012 to December 2013 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, 2014 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

- X I re-cost all improvements annually.
X I approve the 2015 -16 Improvement Factor proposed by the Department of Taxation.
I do not approve the 2015 -16 Improvement Factor for the following reasons:

Signed: [Signature] Date: 2/4/2014 via e-mail



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 4, 2013

Jeff Johnson
50 W Fifth Street
Winnemucca, NV 89445

Dear Jeff Johnson,

Please find attached the proposed Improvement Factor for the 2015 - 2016 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 2013 to January 2014 for commercial costs and from December 2012 to December 2013 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, 2014 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 and approve or disapprove even if you do an annual reappraisal of improvements.

If you have any questions, please let me know.

Sincerely,

Terry E. Rubald
Deputy Executive Director
Department of Taxation
(775) 684-2095
trubald@tax.state.nv.us

- I re-cost all Improvements annually.
I approve the 2015 -16 Improvement Factor proposed by the Department of Taxation.
I do not approve the 2015 -16 Improvement Factor for the following reasons:
Since we re-cost every year, it doesn't really matter to me.

Signed: [Signature]
Digitally signed by Jeff Johnson
DN: cn=Jeff Johnson, o=Humboldt
County, ou=Assessor,
email=assessor@hcnv.us, c=US
Date: 2014.02.05 14:56:07 -08'00'

Date: February 5, 2014

Bruce Bartolowits

From: Lander County Assessor <assessor@landercountynv.org>
Sent: Thursday, February 20, 2014 8:42 AM
To: Bruce Bartolowits
Cc: John Leuck
Subject: RE: Improvement Factor

Bruce:

I am in agreement with the improvement factor of 1.01 for the fiscal year 2015-16.

Lura Duvall
Lander County Assessor



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 4, 2013

Melanie Mc Bride
PO Box 420-Mail
Pioche, NV 89043

Dear Melanie Mc Bride,

Please find attached the proposed Improvement Factor for the 2015 - 2016 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 2013 to January 2014 for commercial costs and from December 2012 to December 2013 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, 2014 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 and approve or disapprove even if you do an annual reappraisal of improvements.

If you have any questions, please let me know.

Sincerely,

Terry E. Rubald
Deputy Executive Director
Department of Taxation
(775) 684-2095
trubald@tax.state.nv.us

- X I re-cost all Improvements annually.
X I approve the 2015 -16 Improvement Factor proposed by the Department of Taxation.
I do not approve the 2015 -16 Improvement Factor for the following reasons:

Signed: Melanie McBride Date: 02-13-14



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 4, 2013

Linda Whalin
27 S. Main Street
Yerington, NV 89447

Dear Linda Whalin,

Please find attached the proposed Improvement Factor for the 2015 - 2016 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 2013 to January 2014 for commercial costs and from December 2012 to December 2013 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, 2014 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 and approve or disapprove even if you do an annual reappraisal of improvements.

If you have any questions, please let me know.

Sincerely,

Terry E. Rubald
Deputy Executive Director
Department of Taxation
(775) 684-2095
trubald@tax.state.nv.us

- I re-cost all Improvements annually.
- I approve the 2015 -16 Improvement Factor proposed by the Department of Taxation.
- I do not approve the 2015 -16 Improvement Factor for the following reasons:

Signed: Date: 02/05/2014



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 4, 2013

Dorothy Fowler
PO Box 400
Hawthorne, NV 89415

Dear Dorothy Fowler,

Please find attached the proposed Improvement Factor for the 2015 -2016 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 2013 to January 2014 for commercial costs and from December 2012 to December 2013 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, 2014 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.
df I approve the 2015 -16 Improvement Factor proposed by the Department of Taxation.
I do not approve the 2015 -16 Improvement Factor for the following reasons:

Horizontal line for signature or date

Signed: dorothy fowler, assessor Date: 5th February 2014

Horizontal line for signature or date



BRIAN SANDOVAL
Governor

ROBERT R BARENGO
Chair, Nevada Tax Commission

CHRISTOPHER G. NIELSEN
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) 687-9999
Fax: (775) 688 1303

HENDERSON OFFICE

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

February 4, 2013

Shirley Matson
160 N. Floyd Drive
Pahrump, NV 89060

Dear Shirley Matson,

Please find attached the proposed Improvement Factor for the 2015 - 2016 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 2013 to January 2014 for commercial costs and from December 2012 to December 2013 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, 2014 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 2015 -16 Improvement Factor proposed by the Department of Taxation.
- I do not approve the 2015 -16 Improvement Factor for the following reasons:

Signed: Shirley Matson Date: 2-14-2014



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 4, 2013

Celeste Hamilton
PO Box 89-Mail
Lovelock, NV 89419

Dear Celeste Hamilton,

Please find attached the proposed Improvement Factor for the 2015 - 2016 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 2013 to January 2014 for commercial costs and from December 2012 to December 2013 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, 2014 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 2015 -16 Improvement Factor proposed by the Department of Taxation.
- I do not approve the 2015 -16 Improvement Factor for the following reasons:

Signed: Celeste Hamilton

Date: 2-10-14



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 4, 2013

Jana Seddon
PO Box 494
Virginia City, NV 89440

Dear Jana Seddon,

Please find attached the proposed Improvement Factor for the 2015 - 2016 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 2013 to January 2014 for commercial costs and from December 2012 to December 2013 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, 2014 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 and approve or disapprove even if you do an annual reappraisal of improvements.

If you have any questions, please let me know.

Sincerely,

Terry E. Rubald
Deputy Executive Director
Department of Taxation
(775) 684-2095
trubald@tax.state.nv.us

- I re-cost all Improvements annually.
[X] I approve the 2015 -16 Improvement Factor proposed by the Department of Taxation.
I do not approve the 2015 -16 Improvement Factor for the following reasons:

Signed: [Signature] Date: 2-13-14



BRIAN SANDOVAL
Governor

ROBERT R BARENGO
Chair, Nevada Tax Commission

CHRISTOPHER G. NIELSEN
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) 687-9999
Fax: (775) 688-1303

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

February 4, 2013

Josh Wilson
PO Box 11130
Reno, NV 0

Dear Josh Wilson,

Please find attached the proposed Improvement Factor for the 2015 - 2016 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 2013 to January 2014 for commercial costs and from December 2012 to December 2013 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.

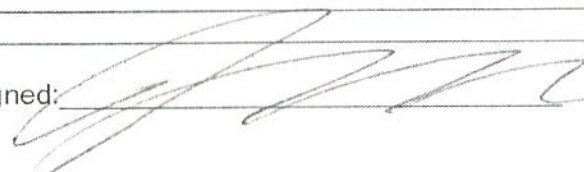
Pursuant to NRS 361.261, the Assessors have until May 15, 2014 to approve or object to the proposed factor. If an Assessor objects to the proposed factor, the Assessor must provide an alternative proposal and include supporting data. We interpret the statute to mean that you must affirmatively approve 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 and approve or disapprove even if you do an annual reappraisal of improvements.

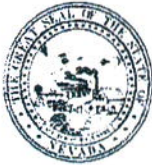
If you have any questions, please let me know.

Sincerely,

Terry E. Rubald
Deputy Executive Director
Department of Taxation
(775) 684-2095
trubald@tax.state.nv.us

- I re-cost all Improvements annually.
- I approve the 2015 -16 Improvement Factor proposed by the Department of Taxation.
- I do not approve the 2015 -16 Improvement Factor for the following reasons:

Signed:  Date: 2/6/14



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 4, 2013

Deborah K Underwood
955 Campton Street
Ely, NV 89301

Dear Deborah K Underwood,

Please find attached the proposed Improvement Factor for the 2015 - 2016 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 2013 to January 2014 for commercial costs and from December 2012 to December 2013 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, 2014 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.
[X] I approve the 2015 -16 Improvement Factor proposed by the Department of Taxation.
I do not approve the 2015 -16 Improvement Factor for the following reasons:

Signed: [Signature] Date: 2/5/2014



**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

**NEVADA TAX COMMISSION
NOTICE OF HEARING**

February 21, 2014

To: All County Assessors

Date and Time: March 10, 2014 - 9:00 a.m.

**Location: Carson City
Nevada Legislative Building
401 South Carson Street
Room 2134
Carson City, Nevada**

**Video Conference: Las Vegas
Legislative Counsel Bureau
Grant Sawyer State Office Building
555 East Washington Avenue
Room 4412
Las Vegas, Nevada**

Legal Authority and Jurisdiction of the Nevada Tax Commission: NRS 360.215

The Nevada Department of Taxation will present to the Nevada Tax Commission for its review, approval, or adoption the following:

- 1. Review and Consideration for Adoption of 2015-2016 Bulletin 204 – Assessment Instruction of Agricultural Land and Open Space Property Procedures (for possible action).**
- 2. Review and Consideration for Approval of Exemption(s) as authorized under NRS 361.068(2) where Administrative Costs Exceed Revenue from Tax on Personal Property (for possible action).**
- 3. Discussion and Consideration of 2015-2016 Improvement Factor Study (for possible action).**

If you have any questions, please call at 775-684-2095.

Terry Rubald, Deputy Executive Director

Jane Ware

From: Jane Ware
Sent: Friday, February 21, 2014 2:47 PM
To: Celeste Hamilton ; Dave Dawley ; Deborah K. Underwood; Dorothy Fowler ; Doug Sonneman; Jana Seddon; Jeff Johnson; Josh Wilson ; Katrinka Russel ; Linda Whalin; Lura Duval; Melanie McBride ; Michele Schafe ; Mike Mears ; Norma Green ; RuthLee; Shirley Matson
Cc: Terry Rubald
Subject: Notice of Hearing -- Nevada Tax Commission -- March 10, 2014
Attachments: 03-10-14 NTC Notice of Hearing to Assessors.pdf
Importance: High

Hello County Assessors,

Attached please find the Notice of Hearing for the Nevada Tax Commission Meeting which will be held on Monday, March 10, 2014, at 9:00 a.m.

Thank you.

Janie Ware

Administrative Assistant IV, Boards and Commissions
Department of Taxation
Division of Local Government Services
1550 College Parkway, No. 115
Carson City, NV 89706
Phone: 775.684.2066
Fax: 775.684.2020
ware@tax.state.nv.us