



STATE OF NEVADA
DEPARTMENT OF TAXATION

Web Site: <http://tax.nv.gov>

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
DEONNE E. CONTINE
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 the 2016-2017) **Golf Course Cost Tables**
Supplement to Agricultural Bulletin 205)

NOTICE OF DECISION

Appearances

Terry Rubald, Deputy Executive Director, appeared on behalf of the Department of Taxation.


Summary

The matter of the approval of the supplement to Bulletin No. 205, the 2016-2017 Agricultural Land Values and Open-Space Procedures consisting of golf course cost tables, came before the Nevada Tax Commission (Commission) for hearing in Carson City, Nevada, with video conferencing to Las Vegas, Nevada on October 5, 2015. The Commission reviewed the supplemental tables to Bulletin No. 205 and the report of the Department.

DECISION

The Commission, having considered all evidence and testimony pertaining to the matter, hereby adopts the 2016-2017 supplement to Agricultural Bulletin No. 205 consisting of golf course cost tables as reported by the Department for use by county assessors pursuant to NRS 361A.225(2) and NAC 361A.310 through 361A.440.

BY THE NEVADA TAX COMMISSION THIS 14th DAY OF OCTOBER, 2015.



Deonne Contine

cc: County Assessors
Gina Session, Chief Deputy Attorney General

**Nevada Department of Taxation
Golf Course Cost Tables
2016-2017**

Addendum to 2016-2017 Agricultural Bulletin

GOLF COURSE OPEN-SPACE LAND VALUE			07/2015
OPEN SPACE DISCOUNT FACTOR = 0.74			
Series Id: CUUR0400SA0,CUUS0400SA0			
Not Seasonally Adjusted			
Area: West urban			
Item: All items			
Base Period: 1982-84=100 Bureau of Labor Statistics			
YEAR	JULY CPI	FACTOR	TAXABLE \$ / ACRE
2015	245.040	1.19	\$ 3,641
2014	241.850	1.22	\$ 3,594
2013	236.341	1.23	\$ 3,518
2012	231.893	1.20	\$ 3,432
2011	227.805	1.18	\$ 3,375
2010	221.331	1.15	\$ 3,289
2009	219.484	1.14	\$ 3,260
2008	223.867	1.16	\$ 3,318
2007	212.542	1.10	\$ 3,146
2006	206.700		\$ 3,060

M&S LOCAL COST MULTIPLIER--S	
SECTION 99 PAGE 8	01/2015
NEVADA	1.09
CARSON CITY	1.09
CHURCHILL	1.00
CLARK	1.12
DOUGLAS	1.09
ELKO	1.08
ESMERALDA	0.93
EUREKA	1.08
HUMBOLDT	1.08
LANDER	1.08
LINCOLN	1.01
LYON	0.93
MINERAL	1.00
NYE	0.93
PERSHING	1.00
STOREY	1.08
TAHOE	1.21
WASHOE	1.08
WHITE PINE	1.01

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

**Nevada Department of Taxation
Golf Course Cost Tables
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COST RANGE PER HOLE		M&S CURRENT GCM* = 1.02		
01/2015		QUALITY		
POINTS	CLASS	L	M	H
0	I	71,660	84,920	98,180
301	II	102,000	123,930	145,860
451	III	147,900	183,090	218,280
541	IVS	223,380	290,190	357,000
611	IVG	320,280	407,490	494,700
651	IVE	626,280	803,760	981,240

*GOLF COURSE MULTIPLIER--M&S SECTION 99 PAGE 3

COST RANGE PER HOLE		M&S SECTION 67 PAGE 1 12/2013		
		QUALITY		
POINTS	CLASS	L	M	H
0	I	70,250	83,250	96,250
301	II	100,000	121,500	143,000
451	III	145,000	179,500	214,000
541	IVS	219,000	284,500	350,000
611	IVG	314,000	399,500	485,000
651	IVE	614,000	788,000	962,000

COMPONENT COSTS PER HOLE		LOW COST		MEDIUM		HIGH COST	
01/2015	WITH M&S GCM = 1.02	I	II	III	IVS	IVG	IVE
	STORM DRAINS	4,540	13,160	19,685	41,410	57,630	91,290
	BRIDGES, RAILINGS, TUNNELS	1,650	5,765	8,260	12,955	14,180	23,155
	WATER FEATURES	5,765	15,710	29,070	44,575	57,630	146,880

COMPONENT COSTS PER HOLE		LOW COST		MEDIUM		HIGH COST	
12/2013	M&S SEC 67 PG 1	I	II	III	IVS	IVG	IVE
	STORM DRAINS	4,450	12,900	19,300	40,600	56,500	89,500
	BRIDGES, RAILINGS, TUNNELS	1,620	5,650	8,100	12,700	13,900	22,700
	WATER FEATURES	5,650	15,400	28,500	43,700	56,500	144,000