



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
JAMES DEVOLLD
Chair, Nevada Tax Commission
WILLIAM D. ANDERSON
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 2019-2020 ) Golf Course Cost Tables
Supplement to Agricultural Bulletin 208 )

NOTICE OF DECISION

Appearances

Chuck Bailey, representing the Local Government Services Division, appeared on behalf of the Department of Taxation.

Summary

The matter of the approval of the supplement to Bulletin No. 208, the 2019-2020 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 1, 2018. The Commission reviewed the supplemental tables to Bulletin No. 208 and the report of the Department.

DECISION

The Commission, having considered all evidence and testimony pertaining to the matter, hereby adopts the 2019-2020 supplement to Agricultural Bulletin No. 208 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 2ND DAY OF OCTOBER, 2018.

Signature of William D. Anderson
William D. Anderson, Executive Director

cc: County Assessors
David Pope, Chief Deputy Attorney General

**Nevada Department of Taxation**  
**Golf Course Cost Tables**  
**2019-2020**  
Addendum to 2019-2020 Agricultural Bulletin

GOLF COURSE OPEN-SPACE LAND VALUE			07/2018
OPEN SPACE DISCOUNT FACTOR = 0.74			
Series Id: CUUR0400SA0,CUUS0400SA0			
Not Seasonally Adjusted			
Area: West urban			
Item: All items			
Base Period: 1982-84=100			<a href="#">Bureau of Labor Statistics</a>
YEAR	JULY CPI	FACTOR	TAXABLE \$/ ACRE
2018	263.971	1.37	\$ 3,918
2017	254.708	1.32	\$ 3,775
2016	248.412	1.17*	\$ 3,681
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	1.07	\$ 3,060
2005	198.600	1.03	\$ 2,946
2004	192.900		\$ 2,860

\* Factors applied for 2014 – 2016 appear low because they were applied to July CPI's for years 2005 - 2007 respectively. While the methodology was consistent with NRS 361A.225 and NAC 361A.390 it created slight rounding differences in the final results. For year 2017, the methodology was improved so as to reduce the cumulative effects of rounding errors over time.

M&S LOCAL COST MULTIPLIER--S	
SECTION 99 PAGE 8	01/2018
NEVADA	1.12
CARSON CITY	1.11
CHURCHILL	1.02
CLARK	1.13
DOUGLAS	1.11
ELKO	1.14
ESMERALDA	0.95
EUREKA	1.14
HUMBOLDT	1.14
LANDER	1.14
LINCOLN	1.02
LYON	0.95
MINERAL	1.02
NYE	0.95
PERSHING	1.02
STOREY	1.14
TAHOE	1.23
WASHOE	1.10
WHITE PINE	1.02

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

**Nevada Department of Taxation**  
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COST RANGE PER HOLE		M&S CURRENT GCM* =			1.01
01/2018		QUALITY			
POINTS	CLASS	L	M	H	
0	I	75,250	89,130	103,020	
301	II	107,060	130,290	153,520	
451	III	155,540	191,900	228,260	
541	IVS	234,320	304,520	374,710	
611	IVG	336,330	427,740	519,140	
651	IVE	656,500	843,350	1,030,200	

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

COST RANGE PER HOLE		M&S SECTION 67 PAGE 1			12/2017
		QUALITY			
POINTS	CLASS	L	M	H	
0	I	74,500	88,250	102,000	
301	II	106,000	129,000	152,000	
451	III	154,000	190,000	226,000	
541	IVS	232,000	301,500	371,000	
611	IVG	333,000	423,500	514,000	
651	IVE	650,000	835,000	1,020,000	

COMPONENT COSTS PER HOLE		LOW COST		MEDIUM		HIGH COST	
01/2018	WITH M&S GCM = 1.01	I	II	III	IVS	IVG	IVE
	STORM DRAINS	4,745	13,835	20,705	43,530	60,600	95,950
	BRIDGES, RAILINGS, TUNNELS	1,735	6,060	8,685	13,635	14,950	24,340
	WATER FEATURES	6,060	16,465	30,500	46,865	60,600	154,530

COMPONENT COSTS PER HOLE		LOW COST		MEDIUM		HIGH COST	
12/2017	M&S SEC 67 PG 1	I	II	III	IVS	IVG	IVE
	STORM DRAINS	4,700	13,700	20,500	43,100	60,000	95,000
	BRIDGES, RAILINGS, TUNNELS	1,720	6,000	8,600	13,500	14,800	24,100
	WATER FEATURES	6,000	16,300	30,200	46,400	60,000	153,000