



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) 688-1295
Fax: (775) 688-1303

JIM GIBBONS
Governor
ROBERT R BARENGO
Chair, Nevada Tax Commission
DINO DICIANNO
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

Guidance Letter 10-003

Date: 7-14-10

To: County Assessors

From: Terry E. Rubald, Chief, Division of Assessment Standards

CC: Dino DiCianno, Executive Director, Department of Taxation
Bruce Bartolowits, Supervisor, Locally Assessed Properties

Subject: **APPLICATION OF MARSHALL AND SWIFT COST ADJUSTMENTS – SEISMIC AND WIND**

SUMMARY: Guidance Letter 10-003 discusses the appropriate use of seismic and wind cost adjustments when using the Marshall and Swift Residential Cost Handbook or Marshall Valuation Service.

AUTHORITY:

NRS 360.215(2): The Department shall consult and assist county assessors to develop and maintain standard assessment procedures to be applied and used in all of the counties of the State, to ensure that assessments of property by county assessors are made equal in each of the several counties of this state.

APPLICATION:

1. When costing residential properties the seismic adjustment level 3 should be applied in all counties. (the adjustment for level 3 and 4 is the same)
2. If the local building department indicates a different seismic level in the building codes for the county, the documentation must be provided to the Department of Taxation, Division of Assessment Standards, for approval.
3. A wind adjustment should not be applied in Nevada.

WEBSITE LOCATIONS:

Nevada Revised Statutes (NRS): <http://www.leg.state.nv.us/NRS/>
Nevada Administrative Code: <http://www.leg.state.nv.us/NAC/CHAPTERS.html>

Department of Taxation Guidance letters: <http://www.tax.state.nv.us>; then select "Publications;" then select Local Government Services Publications and "Guidance letters."