



STATE OF NEVADA  
DEPARTMENT OF TAXATION

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

Call Center: (866) 962-3707

LAS VEGAS OFFICE  
700 E. Warm Springs Rd, Suite 200  
Las Vegas, Nevada 89119  
Phone (702) 486-2300  
Fax (702) 486-2373

JOE LOMBARDO  
*Governor*  
GEORGE KELESIS  
*Chair, Nevada Tax Commission*  
SHELLIE HUGHES  
*Executive Director*

CARSON CITY OFFICE  
3850 Arrowhead Dr., 2<sup>nd</sup> Floor  
Carson City, Nevada 89706  
Phone: (775) 684-2000  
Fax: (775) 684-2020

RENO OFFICE  
4600 Kietzke Lane, Suite L235  
Reno, NV 89502  
Phone: (775) 687-9999  
Fax: (775) 688-1303

October 28, 2024

To: All Assessors

Re: Approval of the Addendum to Bulletin 214 – 2025-2026 Agricultural Land Values and Open Space Property Procedures

The matter of Bulletin 214 – 2025-2026 Agricultural Land Values and Open Space Property Procedures to assess the taxable value of land that fall into subject categories, came before the Nevada Tax Commission (the “Commission”) for consideration on October 7, 2024, after due notice to each Assessor. This matter came before the Commission for approval.

**DECISION**

The Commission, having considered all evidence and testimony pertaining to the matter, hereby adopts Bulletin 214 – 2025-2026 Agricultural Land Value and Open Space Property Procedures as reported by the Department for use by county Assessors pursuant to NRS 361.325(1) and NRS 361A.225(2).

FOR THE COMMISSION:

SHELLIE HUGHES  
Executive Director  
Nevada Department of Taxation

cc: Cheryl Erskine, Coordinator of Assessment Standards

October 28, 2024

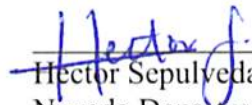
CERTIFICATE OF SERVICE

I hereby certify that on this day I served the foregoing Decision Letter upon all parties of record in this proceeding as follows:

By emailing a copy thereof:

Carson City Assessor's Office – Kimberly Adams, [kadams@carson.org](mailto:kadams@carson.org)  
Churchill County Assessor's Office – Denise Mondhink-Felton, [denise.felton@churchillcountynv.gov](mailto:denise.felton@churchillcountynv.gov)  
Clark County Assessor's Office – Briana Johnson, [bap@clarkcountynv.gov](mailto:bap@clarkcountynv.gov)  
Douglas County Assessor's Office – Trent Tholen, [ttholen@douglasnv.us](mailto:ttholen@douglasnv.us)  
Elko County Assessor's Office – Janet Iribarne, [jiribarne@elkocountynv.net](mailto:jiribarne@elkocountynv.net)  
Esmeralda County Assessor's Office – Kathleen Keyes, [kkeyes@esmeraldacountynv.org](mailto:kkeyes@esmeraldacountynv.org)  
Eureka County Assessor's Office – Mike Mears, [mmears@eurekacountynv.gov](mailto:mmears@eurekacountynv.gov)  
Humboldt County Assessor's Office – Andy Heiser, [andy.heiser@humboldtcountynv.gov](mailto:andy.heiser@humboldtcountynv.gov)  
Lander County Assessor's Office – Lura Duvall, [assessor@landercountynv.org](mailto:assessor@landercountynv.org)  
Lincoln County Assessor's Office – Cydney Dwire, [cdwire@lincolnnv.com](mailto:cdwire@lincolnnv.com)  
Lyon County Assessor's Office – Troy Villines, [tvillines@lyon-county.org](mailto:tvillines@lyon-county.org)  
Mineral County Assessor's Office – Kevin Chisum, [assessor@mineralcountynv.org](mailto:assessor@mineralcountynv.org)  
Nye County Assessor's Office – Sheree Stringer, [sstringer@nyecountynv.gov](mailto:sstringer@nyecountynv.gov)  
Pershing County Assessor's Office – Lauren Basso-Cerini, [lcerini@pershingcountynv.gov](mailto:lcerini@pershingcountynv.gov)  
Storey County Assessor's Office – Jana Seddon, [jseddon@storeycounty.org](mailto:jseddon@storeycounty.org)  
Washoe County Assessor's Office – Chris Sarman, [csarman@wahoecounty.gov](mailto:csarman@wahoecounty.gov)  
White Pine Assessor's Office – Burton Hilton, [bhilton@whitepinecountynv.gov](mailto:bhilton@whitepinecountynv.gov)

Dated at Carson City, Nevada, the 21 day of October 2024.

  
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Hector Sepulveda, Administrative Assistant IV  
Nevada Department of Taxation

**Nevada Department of Taxation**  
**Golf Course Cost Tables**  
**2025-2026**  
Addendum to 2025-2026 Agricultural Bulletin

GOLF COURSE OPEN-SPACE LAND VALUE			07/2024
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
2024	333.174	1.73	\$ 4,948
2023	324.865	1.68	\$ 4,805
2022	313.951	1.63	\$ 4,662
2021	289.863	1.50	\$ 4,290
2020	275.597	1.43	\$ 4,090
2019	271.029	1.41	\$ 4,033
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

M&S LOCAL COST MULTIPLIER--S	
SECTION 99 PAGE 8	01/2024
NEVADA	1.13
CARSON CITY	1.10
CHURCHILL	1.04
CLARK	1.12
DOUGLAS	1.10
ELKO	1.17
ESMERALDA	0.94
EUREKA	1.17
HUMBOLDT	1.17
LANDER	1.17
LINCOLN	1.02
LYON	0.94
MINERAL	1.04
NYE	0.94
PERSHING	1.04
STOREY	1.14
TAHOE	1.22
WASHOE	1.14
WHITE PINE	1.02

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

**Nevada Department of Taxation**  
**Golf Course Cost Tables**  
**2025-2026**  
Addendum to 2025-2026 Agricultural Bulletin

COST RANGE PER HOLE		M&S CURRENT GCM* =			1.02
01/2024		QUALITY			
POINTS	CLASS	L	M	H	
0	I	108,120	128,520	148,920	
301	II	155,040	188,190	221,340	
451	III	224,400	276,930	329,460	
541	IVS	336,600	438,090	539,580	
611	IVG	484,500	616,080	747,660	
651	IVE	945,540	1,214,820	1,484,100	

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

COST RANGE PER HOLE		M&S SECTION 67 PAGE 1			12/2023
		QUALITY			
POINTS	CLASS	L	M	H	
0	I	106,000	126,000	146,000	
301	II	152,000	184,500	217,000	
451	III	220,000	271,500	323,000	
541	IVS	330,000	429,500	529,000	
611	IVG	475,000	604,000	733,000	
651	IVE	927,000	1,191,000	1,455,000	

COMPONENT COSTS PER HOLE		LOW COST		MEDIUM		HIGH COST	
01/2024	WITH M&S GCM = 1.02	I	II	III	IVS	IVG	IVE
	STORM DRAINS	6,835	19,990	29,785	62,730	87,210	138,720
	BRIDGES, RAILINGS, TUNNELS	2,500	8,720	12,445	19,685	21,520	34,985
	WATER FEATURES	8,720	23,765	43,860	67,575	87,210	222,360

COMPONENT COSTS PER HOLE		LOW COST		MEDIUM		HIGH COST	
12/2023	M&S SEC 67 PG 1	I	II	III	IVS	IVG	IVE
	STORM DRAINS	6,700	19,600	29,200	61,500	85,500	136,000
	BRIDGES, RAILINGS, TUNNELS	2,450	8,550	12,200	19,300	21,100	34,300