

NEVADA TAX COMMISSION
May 6, 2026

TOPIC:

Approval of 2026-2027 Ratio Study

AUTHORITY:

The Department conducts the Ratio Study in accordance with NRS 361.333. It requires the department to determine the ratio of the county derived assessed values, to the taxable value of the property that is determined by the Department through appraisals of individual parcels. If the ratio of the assessed value to taxable values falls between 32% and 36% it's in compliance with statute.

NRS 361.333 also obligates the Nevada Tax Commission to equalize property under its jurisdiction. Equalization is the process by which the commission ensures, "that all property subject to taxation within the county has been assessed as required by law".

RECOMMENDATION:

The Department recommends the adoption of the 2026-2027 Report of Assessment Ratio Study by the Nevada Tax Commission.

EXPLANATION:

There are two types of information the Commission considers determining whether property has been assessed equitably. The first comes from a ratio study, which is a statistical analysis designed to study the level and uniformity of the assessments. It's a quality control technique designed for mass appraisal. The second comes from a review to determine whether each county has adequate procedures in place to ensure that all property subject to taxation is being assessed in a correct and timely manner.

The ratio study, by law, must include the median ratio of the total property within each class of property in each county studied. It also must include two comparative statistics known as the overall ratio (also known as the aggregate ratio or weighted mean ratio) and the coefficient of dispersion (COD) of the median, for both the total property in each county and for each major class of property.

APPLICABLE STATUTES AND/OR REGULATIONS:

The 2026-2027 Ratio Study is conducted over a three-year cycle. The Counties reviewed for 2026-2027 are Carson City, Churchill, Elko, Lander, Pershing, and White Pine Counties in accordance with NRS 361.333.



NEVADA DEPARTMENT OF TAXATION

Division of Excise & Local Government Services

2026-2027 REPORT OF ASSESSMENT RATIO STUDY

Division of Excise & Local Government Services

2026 - 2027

Report of Assessment Ratio Study

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CONTENTS

2026-2027 REPORT OF ASSESSMENT RATIO STUDY

RATIO STUDY INTRODUCTION: AUTHORITY, OVERSIGHT, REPORTING	1
RATIO STUDY DESIGN PARAMETERS AND STANDARDS FOR ANALYSIS	2
RATIO STUDY CONCLUSIONS	4
PROCEDURAL / OFFICE REVIEW	5
LAND AND IMPROVEMENT FACTORS	5

RATIO STUDY STATISTICS TABLES

THREE YEAR STATISTICS ALL COUNTIES

AGGREGATE RATIOS	7
MEDIAN RATIOS.....	8
COEFFICIENTS OF DISPERSION	9
MEDIAN RELATED DIFFERENTIALS	10
OVERALL AGGREGATE RATIO AND MEDIAN – ALL AREAS (2026-27).....	11
COEFFICIENTS AND MEDIAN RELATED DIFFERENTIAL – ALL AREAS (2026-27)	12

ALL APPRAISAL AREAS BY SUBJECT COUNTIES

AGGREGATE, MEDIAN AND COD BY COUNTY	13
ALL COUNTIES ALL APPRAISAL AREAS (2026-27)	19
STATEWIDE (2024-27)	20

COUNTY ABSTRACTS AND FINDINGS

CARSON CITY.....	22
CHURCHILL COUNTY.....	26
ELKO COUNTY	29
LANDER COUNTY	35
PERSHING COUNTY	37
WHITE PINE COUNTY	45

2026-2027 RATIO STUDY

INTRODUCTION: AUTHORITY, OVERSIGHT AND REPORTING

NRS 361.333 requires the Department to determine the ratio of the assessed value of each type or class of property, for which the county assessor has the responsibility of assessing in each county the taxable value of that property as determined by the Department through appraisals of individual parcels. The ratio is in compliance with statute if the ratio of assessed value to taxable value is more than 32 percent or less than 36 percent. See *NRS 361.333(5)(c)*.

Under NRS 361.333, the Nevada Tax Commission is obligated to equalize property under its jurisdiction. Equalization is the process by which the Commission ensures “that all property subject to taxation within the county has been assessed as required by law.”¹

There are two types of information the Commission considers in determining whether property has been assessed equitably. The first comes from a ratio study, which is a statistical analysis designed to study the level and uniformity of the assessments. The second type of information comes from a review to determine whether each county has adequate procedures to ensure that all property subject to taxation is being assessed in a correct and timely manner.

It is important to note that the statistical analysis required by NRS 361.333 is a quality control technique designed for mass appraisal. Mass appraisal, like single-property appraisal, is a “systematic method for arriving at estimates of value.”² The difference between mass appraisal and single-property appraisal is only a matter of scope:

Mass appraisal models have more terms because they attempt to replicate the market for one or more land uses across a wide geographic area. Single-property models, on the other hand, represent the market for one kind of land use in a limited area.

Quality is measured differently in mass appraisal and single-property appraisal. The quality of a single-property appraisal is measured against a small number of comparable properties that have sold. The quality of mass appraisals is measured with statistics developed from a sample of sales in the entire area appraised by the model.³

Typically, mass appraisal techniques using valuation models for groups and classes of property are used by county assessors to determine taxable value. For example, mass appraisal techniques for land valuation are described in NAC 361.11795, and reference the use of base lot values as benchmarks for valuing properties within a stratum. In addition, an assessor is required to use the IAAO “Standard on Automated Valuation Models” when developing mass appraisal models, pursuant to NAC 361.1216.

¹ NRS 361.333(4)(a) “The board of county commissioners and the county assessor, or their representatives, shall present evidence to the Nevada Tax Commission of the steps taken to ensure that all property subject to taxation within the county has been assessed as required by law.” Compare this statutory requirement to the International Association of Assessing Officers definition of equalization: “The process by which an appropriate governmental body attempts to ensure that property under its jurisdiction is appraised equitably at market value or as otherwise required by law.”

² Eckert, Joseph K., Ed., *Property Appraisal and Assessment Administration* (IAAO: Chicago, 1990), p. 35.

³ Ibid.

NRS 361.333(2) permits the Department to conduct a ratio study on smaller groups of counties instead of the entire state in any one year. The ratio study is therefore conducted over a three-year cycle. The counties reviewed for 2026-2027 are Carson City, Churchill, Elko, Lander, Pershing and White Pine counties.

If inequity or bias is discovered, NRS 361.333 provides the Nevada Tax Commission the authority to apply factors designed to correct inequitable conditions to classes of property or it may order reappraisal, the goal of which is to ensure that each of the classifications of real and personal property is assessed between 32% and 36% of taxable value. In addition, NRS 360.215 authorizes the Department of Taxation to assist county assessors in appraising property which the ratio study shows to need reappraisal. The Department also consults on the development and maintenance of standard assessment procedures to ensure that property assessments are uniformly made.

RATIO STUDY DESIGN PARAMETERS AND STANDARDS FOR ANALYSIS

A “ratio study” is “designed to evaluate appraisal performance by comparing the estimate of assessed value produced by the assessor on each parcel in the sample to the estimate of taxable value produced by the Department. The comparison is called a “ratio.”

The appraisals conducted by the Department comprise a *sample* of the *universe or population* of all properties within the jurisdiction being reviewed. From the information about the *sample*, the Department *infers* what is happening to the population.

The Department examines the ratio information for *appraisal level* and *appraisal uniformity*. Appraisal level compares how close the assessor’s estimate of assessed value is to the legally mandated standard of 35% of taxable value. Appraisal level is measured by a descriptive statistic called a *Measure of Central Tendency*. A Measure of Central Tendency, such as the Mean, Median, or Aggregate Ratio, is a single number or value that describes the center or the middle of a set of data. In the case of this ratio study, the median describes the middle of the array of all ratios comparing the assessed value to the taxable value established for each parcel.

Assessment Uniformity refers to the degree to which different properties are assessed at equal percentages of taxable value. If taxable value could be described as the center of a “target,” then Assessment Uniformity looks at how much dispersion or distance there is between each ratio and the “target.” The statistical measure known as the Coefficient of Dispersion (COD) measures uniformity or the distance from the “target.”

The ratio study, by law, must include the Median Ratio of the total property within each subject county and each class of property. The study must also include two comparative statistics known as the Overall Ratio (also known as the Aggregate Ratio or Weighted Mean Ratio) and the Coefficient of Dispersion (COD) of the median, for both the total property in each subject county and for each major class of property within the county. NRS 361.333 (5)(c) defines the major classes of property as:

- I. Vacant land;
- II. Single-family residential;
- III. Multi-residential;
- IV. Commercial and industrial; and
- V. Rural

In addition, the statistics are calculated specifically for improvements, land, and total property values.

The Median is a statistic describing the Measure of Central Tendency of the sample. It is the middle ratio when all the ratios are arrayed in order of magnitude and divides the sample into two equal parts. The Median is the most widely used Measure of Central Tendency by equalization agencies because it is less affected by extreme ratios or “outliers,” and is therefore the preferred measure for monitoring appraisal performance or evaluating the need for a reappraisal.⁴ NRS 361.333(5)(c) states that under- or- over assessment may exist if the median of the ratios falls in a range less than 32% or more than 36%.

The Department calculates the Overall or Aggregate Ratio by dividing the total assessed value of all the observations (parcels) in the sample by the total taxable value of all the observations (parcels) in the sample. This produces a ratio weighted by dollar value. Because of the weight given to each dollar of value, parcels with higher values exert more influence than parcels with lower values. The Aggregate Ratio helps identify under or over assessment of higher valued property. For instance, an unusually high Aggregate Ratio might indicate that higher valued property is over assessed or valued at a rate higher than other property. The statutory and regulatory framework does not dictate any range of acceptability for the Aggregate Ratio.

The COD is a measure of dispersion relating to the uniformity of the ratios and is calculated for all property, and each class of property, within the subject jurisdiction. The COD measures the deviation of the individual ratios from the Median Ratio as a percentage of the median and is calculated by (1) subtracting the median from each ratio; (2) taking the absolute value of the calculated differences; (3) summing the absolute differences; (4) dividing by the number of ratios to obtain the “average absolute deviation;” and (5) dividing by the median. The COD has “the desirable feature that its interpretation does not depend on the assumption that the ratios are normally distributed.”⁵ The COD is a relative measure and useful for comparing samples from different classes of property within, as well as among, counties.

In 2010, the Nevada Tax Commission adopted NAC 361.1216. The regulation adopted the Standard on Automated Valuation Models, September 2003 edition published by the International Association of Assessing Officers. The Standard on Automated Valuation Models, Section 8.4.2.1, discusses the Coefficient of Dispersion and Table 2 references Ratio Study Performance Standards with regard to the COD. The IAAO Standard on Ratio Studies states that “the smaller the measure, the better the uniformity, but extremely low measures can signal acceptable causes such as extremely homogeneous properties or very stable markets; or unacceptable causes such as lack of quality control, calculation errors, poor sample representativeness or sales chasing. Note that as market activity changes or as the complexity of properties increases, the measures of variability usually increase, even though appraisal procedures may be equally valid.”⁶

The IAAO recommended ratio study performance standards are as follows:

<u>Type of Property</u>	<u>COD</u>
Single-family Residential	
Newer, more homogenous areas	5.0 to 10.0
Older, heterogeneous areas	5.0 to 15.0
Rural residential and seasonal	5.0 to 20.0

⁴ International Association of Assessing Officers, Standard on Ratio Studies, (2013), p.13.

⁵ Ibid.

⁶ International Association of Assessing Officers, Standard on Ratio Studies, (2013), p. 13;28.

<u>Type of Property</u>	<u>COD</u>
Income-producing properties	
Larger, urban jurisdictions	5.0 to 15.0
Smaller, rural jurisdictions	5.0 to 20.0
Vacant land	5.0 to 25.0
Other real and personal property	Varies with local conditions ⁷

RATIO STUDY CONCLUSIONS

The 2026-2027 Ratio Study presentation includes the comparison of the Median and Aggregate Ratios and the COD of all 17 counties required by NRS 361.333(1)(b)(1). These charts show the aggregate and median ratios and the Coefficient of Dispersion for the past three study years (2024-2026) across all counties for all properties.

Similar data is shown just for the counties in the 2026-2027 study year. Here the Aggregate and Median Ratios, the COD, and the Median Related Differential (MRD) are compared across types of property in the five counties. Data for each individual county is displayed for each type of property across all appraisal areas within the county, not just the reappraisal area. Department Finding and Recommendations, within the individual county Narratives, can be directly linked to the statistical results.

Median Related Differential

The Median Related Differential is a statistic that tends to indicate regressivity when it is above 1.03 and progressivity when it is below .98. It is an indication of whether high-value properties are appraised higher or lower than low-value properties. The standard is not an absolute when samples are small or when wide variations in prices exist. In that case, other statistical tests may be more useful. *This test is not required by statute.*

Progressivity or regressivity which occurred statewide, over the past three-year period, with the six counties is listed on page 11. The statewide table shows presence of regressivity in the Vacant Land class of property.

Aggregate Ratio

The data for the Aggregate (Overall) Ratio, or Weighted Mean, shown on page 11 are within the acceptable standard range of 32% to 36% on a composite basis for the five counties studied in 2026-2027, with the following exceptions noted: Improved Land, Single-Family Residence, and Commercial/Industrial in Pershing County and Vacant Land in Elko County. Statewide Aggregate Ratios, over the past three-year period, are listed on page 7.

Aggregate Ratios within Personal Property (PP) typically are within acceptable standard range of 32% to 36%.

Median Ratio

⁷ International Association of Assessing Officers, Standard on Ratio Studies, (2013), p. 17; and Standard on Automated Valuation Models (2003), p. 28.

The Median Ratios of assessed value to taxable value generally indicate over-or-undervaluation of those types of property taken within the entire appraisal jurisdiction. Median Ratios may be acceptable, yet inequity could still exist in pocket areas. However, this study makes these inferences for property groups within the jurisdiction, without regard to individual market areas. As noted above, for purposes of monitoring appraisal performance and for direct equalization, the median ratio is the preferred measure of central tendency.

The Median Ratios shown on page 11 indicate the appraisal level for all classes of property in each county included in this study, measured against the taxable value established by the Department, are within the acceptable standard range of 32% and 36% using the results of the sample taken by the Statewide Median Ratios, over the past three-year period, are listed on page 8.

Median Ratios within Personal Property typically are within acceptable standard Range of 32% to 36%.

Coefficient of Dispersion (COD)

The COD ratios, shown on page 12, for the five counties studied in 2026-2027, indicate the ratios for all property, and each class of property, within the jurisdictions are relatively uniform with the exceptions of land values in certain counties. The COD ratios reported are typically at the low end or below the IAAO range standards. The standards are more appropriate for comparison in market-based assessment systems than in Nevada's unique hybrid system.

PROCEDURAL / OFFICE REVIEW

NRS 361.333 (1)(b)(2) requires the Department to decide about whether each county has adequate procedures to ensure that all property subject to taxation is being assessed in a correct and timely manner, and to note any deficiencies. For the 2026-2027 Ratio Study, the Department reviewed assessors' procedures as part of the ratio study process.

LAND AND IMPROVEMENT FACTORS

Pursuant to NRS 361.260(5), the Department reviews assessments in areas where improvement factors are applied. None of the five counties in the ratio study are using improvement factors. All counties report that land is annually reappraised, making the land factor no longer applicable. Improvement Factors for the 2026-2027 tax year are available on the Taxation website at <https://tax.nv.gov/> .

2026-2027

REPORT OF ASSESSMENT RATIO STUDY

STATISTICAL TABLES

NEVADA DEPARTMENT OF TAXATION
2026-2027 RATIO STUDY
AGGREGATE RATIOS

SUBJECT COUNTY	STUDY YEAR	ALL PROPERTY	IMPROVEMENTS	IMPROVED LAND	VACANT LAND	SINGLE FAMILY RESIDENCE	MULTI-FAMILY RESIDENCE	COMMERCIAL INDUSTRIAL	RURAL LAND & IMPROVEMENTS
CARSON CITY	2026	34.2	33.9	34.3	34.3	33.9	33.5	34.4	35.0
CHURCHILL	2026	34.1	34.0	34.0	34.3	34.1	34.0	34.0	34.0
CLARK	2024	34.4	34.6	34.0	34.4	34.7	33.7	34.4	35.1
DOUGLAS	2025	24.8	32.4	20.2	15.1	28.4	29.5	31.0	34.9
ELKO	2026	32.8	33.5	34.0	31.2	33.5	33.3	33.7	34.9
ESMERALDA	2024	30.7	30.3	30.4	34.5	29.4	32.8	26.2	33.2
EUREKA	2024	34.2	34.1	34.2	34.2	33.1	34.4	34.3	35.2
HUMBOLDT	2025	33.6	33.4	33.3	30.7	33.3	33.9	33.8	34.4
LANDER	2026	34.4	34.4	34.7	34.3	34.5	34.4	34.2	34.8
LINCOLN	2024	34.4	34.0	34.5	35.0	34.8	34.3	33.1	32.9
LYON	2025	34.8	34.9	34.7	34.7	34.9	34.7	34.9	34.4
MINERAL	2024	34.3	34.0	34.2	33.6	33.6	35.2	34.0	32.8
NYE	2025	34.6	34.1	34.7	34.7	34.8	34.1	33.4	35.7
PERSHING	2026	32.2	30.9	34.4	33.2	32.1	34.6	29.0	34.7
STOREY	2024	34.1	33.3	34.5	34.6	33.8	34.1	34.1	34.9
WASHOE	2025	34.0	34.2	33.5	33.3	34.5	34.6	34.0	35.0
WHITE PINE	2026	34.8	34.6	34.7	34.9	34.2	34.6	34.7	34.9
STATEWIDE	2026	33.2	33.8	33.0	32.7	33.1	33.4	33.8	34.6

NEVADA DEPARTMENT OF TAXATION
2026-2027 RATIO STUDY
MEDIAN RATIOS

SUBJECT COUNTY	STUDY YEAR	ALL PROPERTY	IMPROVEMENTS	IMPROVED LAND	VACANT LAND	SINGLE FAMILY RESIDENCE	MULTI-FAMILY RESIDENCE	COMMERCIAL INDUSTRIAL	RURAL LAND & IMPROVEMENTS
CARSON CITY	2026	34.3	33.7	34.8	34.5	33.7	34.0	35.0	35.0
CHURCHILL	2026	34.4	33.8	34.1	34.7	34.1	34.4	33.9	35.0
CLARK	2024	34.6	35.0	34.7	34.2	34.9	34.4	34.5	35.0
DOUGLAS	2025	32.9	33.6	32.1	32.3	32.4	32.6	34.6	35.0
ELKO	2026	22.7	33.4	34.3	19.0	33.5	33.7	33.8	35.0
ESMERALDA	2024	35.0	34.0	35.0	35.0	34.4	33.7	33.6	34.9
EUREKA	2024	33.5	33.9	33.7	33.9	32.7	33.5	33.9	35.0
HUMBOLDT	2025	33.7	33.7	35.0	33.2	33.7	34.0	33.9	34.7
LANDER	2026	34.6	34.6	34.8	34.7	34.5	34.3	34.1	35.0
LINCOLN	2024	34.5	34.4	34.7	34.5	34.7	34.0	34.0	35.0
LYON	2025	34.9	35.0	35.0	34.9	35.0	34.9	34.5	35.0
MINERAL	2024	33.8	33.5	35.0	34.1	33.6	33.3	34.6	34.6
NYE	2025	34.7	34.4	34.9	34.8	34.7	34.5	33.3	35.7
PERSHING	2026	34.4	33.7	34.9	33.7	33.7	34.6	33.3	35.0
STOREY	2024	34.1	33.6	35.0	35.0	33.6	33.4	34.8	35.0
WASHOE	2025	34.5	34.2	35.0	34.6	34.3	33.9	34.3	35.0
WHITE PINE	2026	34.5	34.7	34.6	34.1	34.7	34.5	34.4	35.0
STATEWIDE	2026	34.3	34.3	34.8	34.0	34.2	34.2	34.2	35.0

NEVADA DEPARTMENT OF TAXATION
2026-2027 RATIO STUDY
COEFFICIENTS OF DISPERSION

SUBJECT COUNTY	STUDY YEAR	ALL PROPERTY	IMPROVEMENTS	IMPROVED LAND	VACANT LAND	SINGLE FAMILY RESIDENCE	MULTI-FAMILY RESIDENCE	COMMERCIAL INDUSTRIAL	RURAL LAND & IMPROVEMENTS
CARSON CITY	2026	2.7	2.4	2.7	3.0	2.8	3.1	0.9	0.1
CHURCHILL	2026	2.7	3.5	2.9	3.2	2.3	2.5	3.0	0.8
CLARK	2024	2.3	2.6	3.0	3.2	2.0	2.3	2.0	0.8
DOUGLAS	2025	16.3	5.6	23.7	27.1	14.9	12.6	3.4	0.7
ELKO	2026	44.1	3.0	5.6	37.9	4.2	1.8	2.4	0.2
ESMERALDA	2024	5.4	6.0	3.9	2.7	6.8	2.3	9.2	4.3
EUREKA	2024	4.0	5.4	4.2	3.9	3.6	3.8	2.8	0.9
HUMBOLDT	2025	8.0	3.8	4.1	14.7	2.8	3.3	4.5	1.1
LANDER	2026	1.7	2.0	1.7	1.9	1.6	1.8	1.6	0.3
LINCOLN	2024	3.6	4.5	1.6	3.4	2.3	2.2	5.6	5.7
LYON	2025	1.1	1.7	1.0	1.2	0.7	1.5	1.2	1.0
MINERAL	2024	4.3	6.1	4.2	3.7	2.9	6.2	4.9	3.1
NYE	2025	2.0	2.7	1.7	1.5	1.7	2.0	2.3	1.4
PERSHING	2026	5.4	10.8	4.0	4.3	6.4	5.3	10.7	0.3
STOREY	2024	2.6	3.4	2.4	1.6	2.2	2.6	2.7	0.1
WASHOE	2025	3.2	2.7	1.8	5.1	2.6	2.7	2.7	0.0
WHITE PINE	2026	2.4	1.9	4.8	2.7	3.3	1.6	2.5	0.5
STATEWIDE	2026	5.2	4.2	4.1	16.1	4.4	3.6	3.6	1.1

NEVADA DEPARTMENT OF TAXATION
 2026-2027 RATIO STUDY
 MEDIAN RELATED DIFFERENTIALS

SUBJECT COUNTY	STUDY YEAR	ALL PROPERTY	IMPROVEMENTS	IMPROVED LAND	VACANT LAND	SINGLE FAMILY RESIDENCE	MULTI-FAMILY RESIDENCE	COMMERCIAL INDUSTRIAL	RURAL LAND & IMPROVEMENTS
CARSON CITY	2026	1.00	0.99	1.01	1.01	0.99	1.01	1.02	1.00
CHURCHILL	2026	1.01	0.99	1.00	1.01	1.00	1.01	1.00	1.03
CLARK	2024	1.01	1.01	1.02	0.99	1.01	1.02	1.00	1.00
DOUGLAS	2025	1.32	1.04	1.59	2.14	1.14	1.10	1.12	1.00
ELKO	2026	0.69	1.00	1.01	0.61	1.00	1.01	1.00	1.00
ESMERALDA	2024	1.14	1.12	1.15	1.01	1.17	1.03	1.28	1.05
EUREKA	2024	0.98	0.99	0.99	0.99	0.99	0.97	0.99	0.99
HUMBOLDT	2025	1.00	1.01	1.05	1.08	1.01	1.00	1.00	1.01
LANDER	2026	1.01	1.01	1.00	1.01	1.00	1.00	1.00	1.01
LINCOLN	2024	1.00	1.01	1.01	0.98	1.00	0.99	1.03	1.07
LYON	2025	1.00	1.00	1.01	1.01	1.00	1.01	0.99	1.02
MINERAL	2024	0.99	0.99	1.02	1.02	1.00	0.95	1.02	1.06
NYE	2025	1.00	1.01	1.01	1.00	1.00	1.01	1.00	1.00
PERSHING	2026	1.07	1.09	1.01	1.02	1.05	1.00	1.15	1.01
STOREY	2024	1.00	1.01	1.01	1.01	0.99	0.98	1.02	1.00
WASHOE	2025	1.01	1.00	1.04	1.04	1.00	0.98	1.01	1.00
WHITE PINE	2026	0.99	1.00	1.00	0.98	1.01	1.00	0.99	1.00
STATEWIDE	2026	1.03	1.01	1.05	1.04	1.03	1.02	1.01	1.01

NEVADA DEPARTMENT OF TAXATION
2026-2027 RATIO STUDY
ALL APPRAISAL AREAS

OVERALL (AGGREGATE) RATIO

Subject County	All Property
CARSON CITY	34.2
CHURCHILL	34.1
ELKO	32.8
LANDER	34.4
PERSHING	32.2
WHITE PINE	34.8
ALL COUNTIES	34.2

Class of Property							
Improvements	Improved Land	Vacant Land	Single Family Residence	Multi-Family Residence	Commercial Industrial	Rural Land & Improvements	
33.9	34.3	34.3	33.9	33.5	34.4	35.0	
34.0	34.0	34.3	34.1	34.0	34.0	34.0	
33.5	34.0	31.2	33.5	33.3	33.7	34.9	
34.4	34.7	34.3	34.5	34.4	34.2	34.8	
30.9	34.4	33.2	32.1	34.6	29.0	34.7	
34.6	34.7	34.9	34.2	34.6	34.7	34.9	
33.8	34.4	34.4	33.8	34.0	34.0	34.6	

MEDIAN RATIO

Subject County	All Property
CARSON CITY	34.3
CHURCHILL	34.4
ELKO	22.7
LANDER	34.6
PERSHING	34.4
WHITE PINE	34.5
ALL COUNTIES	34.0

Class of Property							
Improvements	Improved Land	Vacant Land	Single Family Residence	Multi-Family Residence	Commercial Industrial	Rural Land & Improvements	
33.7	34.8	34.5	33.7	34.0	35.0	35.0	
33.8	34.1	34.7	34.1	34.4	33.9	35.0	
33.4	34.3	19.0	33.5	33.7	33.8	35.0	
34.6	34.8	34.7	34.5	34.3	34.1	35.0	
33.7	34.9	33.7	33.7	34.6	33.3	35.0	
34.7	34.6	34.1	34.7	34.5	34.4	35.0	
34.2	34.6	33.5	33.9	34.4	34.2	35.0	

NEVADA DEPARTMENT OF TAXATION
 2026-2027 RATIO STUDY
 ALL APPRAISAL AREAS
 COEFFICIENT OF DISPERSION (COD)

Subject County	All Property
CARSON CITY	2.7
CHURCHILL	2.7
ELKO	44.1
LANDER	1.7
PERSHING	5.4
WHITE PINE	2.4
ALL COUNTIES	13.7

Class of Property							
Improvements	Improved Land	Vacant Land	Single Family Residence	Multi-Family Residence	Commercial Industrial	Rural Land & Improvements	
2.4	2.7	3.0	2.8	3.1	0.9	0.1	
3.5	2.9	3.2	2.3	2.5	3.0	0.8	
3.0	5.6	37.9	4.2	1.8	2.4	0.2	
2.0	1.7	1.9	1.6	1.8	1.6	0.3	
10.8	4.0	4.3	6.4	5.3	10.7	0.3	
1.9	4.8	2.7	3.3	1.6	2.5	0.5	
4.1	3.7	21.7	3.9	2.7	3.7	0.3	

MEDIAN RELATED DIFFERENTIAL

Subject County	All Property
CARSON CITY	1.00
CHURCHILL	1.01
ELKO	0.69
LANDER	1.01
PERSHING	1.07
WHITE PINE	0.99
ALL COUNTIES	0.99

Class of Property							
Improvements	Improved Land	Vacant Land	Single Family Residence	Multi-Family Residence	Commercial Industrial	Rural Land & Improvements	
0.99	1.01	1.01	0.99	1.01	1.02	1.00	
0.99	1.00	1.01	1.00	1.01	1.00	1.03	
1.00	1.01	0.61	1.00	1.01	1.00	1.00	
1.01	1.00	1.01	1.00	1.00	1.00	1.01	
1.09	1.01	1.02	1.05	1.00	1.15	1.01	
1.00	1.00	0.98	1.01	1.00	0.99	1.00	
1.01	1.01	0.97	1.00	1.01	1.01	1.01	

CARSON CITY
2026-2027 RATIO STUDY

ALL APPRAISAL AREAS

REAL PROPERTY	AGGREGATE RATIO	MEDIAN RATIO	COD MEDIAN	SAMPLE SIZE
COUNTYWIDE TOTAL PROPERTY	34.2%	34.3%	2.7%	116
COUNTYWIDE IMPROVEMENTS	33.9%	33.7%	2.4%	31
COUNTYWIDE IMPROVED LAND	34.3%	34.8%	2.7%	85
COUNTYWIDE VACANT LAND	34.3%	34.5%	3.0%	31
SINGLE FAMILY IMPROVEMENTS	33.9%	33.7%	2.4%	17
SINGLE FAMILY LAND	33.8%	33.9%	3.1%	51
SINGLE FAMILY TOTAL PROPERTY	33.9%	33.7%	2.8%	51
MULTIPLE FAMILY IMPROVEMENTS	34.1%	33.4%	2.1%	8
MULTIPLE FAMILY LAND	33.1%	34.6%	3.2%	15
MULTIPLE FAMILY TOTAL PROPERTY	33.5%	34.0%	3.1%	15
COMMERCIAL/INDUSTRIAL IMPROVEMENTS	33.8%	32.9%	2.1%	5
COMMERCIAL/INDUSTRIAL LAND	35.1%	35.0%	0.2%	14
COMMERCIAL/INDUSTRIAL TOTAL PROPERTY	34.4%	35.0%	0.9%	14
RURAL IMPROVEMENTS	34.7%	34.7%	0.1%	1
RURAL LAND	35.0%	35.0%	0.0%	5
RURAL TOTAL PROPERTY	35.0%	35.0%	0.1%	5
SECURED PERSONAL PROPERTY				
ALL SECURED	35.0%	35.0%	0.0%	8
AIRCRAFT	n/a	n/a	n/a	-
AGRICULTURAL	n/a	n/a	n/a	-
BILLBOARDS	n/a	n/a	n/a	-
COMMERCIAL/INDUSTRIAL	n/a	n/a	n/a	-
MOBILE HOMES	35.0%	35.0%	0.0%	8
UNSECURED PERSONAL PROPERTY				
ALL UNSECURED	35.0%	35.0%	23.8%	65
AIRCRAFT	35.0%	35.0%	0.0%	3
AGRICULTURAL	35.0%	35.0%	0.0%	1
BILLBOARDS	n/a	n/a	n/a	-
COMMERCIAL/INDUSTRIAL	35.0%	35.0%	27.7%	56
MOBILE HOMES	35.0%	35.0%	0.0%	6
TOTAL PERSONAL PROPERTY	35.0%	35.0%	11.9%	73

**CHURCHILL COUNTY
2026-2027 RATIO STUDY**

ALL APPRAISAL AREAS

REAL PROPERTY	AGGREGATE RATIO	MEDIAN RATIO	COD MEDIAN	SAMPLE SIZE
COUNTYWIDE TOTAL PROPERTY	34.1%	34.4%	2.7%	93
COUNTYWIDE IMPROVEMENTS	34.0%	33.8%	3.5%	47
COUNTYWIDE IMPROVED LAND	34.0%	34.1%	2.9%	52
COUNTYWIDE VACANT LAND	34.3%	34.7%	3.2%	41
SINGLE FAMILY IMPROVEMENTS	34.1%	33.8%	3.2%	24
SINGLE FAMILY LAND	34.1%	34.0%	2.9%	24
SINGLE FAMILY TOTAL PROPERTY	34.1%	34.1%	2.3%	24
MULTIPLE FAMILY IMPROVEMENTS	34.4%	34.4%	3.9%	13
MULTIPLE FAMILY LAND	33.3%	32.9%	2.4%	13
MULTIPLE FAMILY TOTAL PROPERTY	34.0%	34.4%	2.5%	13
COMMERCIAL/INDUSTRIAL IMPROVEMENTS	33.7%	33.0%	3.1%	9
COMMERCIAL/INDUSTRIAL LAND	34.7%	34.8%	1.8%	11
COMMERCIAL/INDUSTRIAL TOTAL PROPERTY	34.0%	33.9%	3.0%	11
RURAL IMPROVEMENTS	34.2%	34.2%	0.1%	1
RURAL LAND	33.0%	35.0%	1.6%	4
RURAL TOTAL PROPERTY	34.0%	35.0%	0.8%	4
SECURED PERSONAL PROPERTY				
ALL SECURED	33.9%	35.0%	0.7%	31
AIRCRAFT	n/a	n/a	n/a	-
AGRICULTURAL	n/a	n/a	n/a	-
BILLBOARDS	n/a	n/a	n/a	-
COMMERCIAL/INDUSTRIAL	33.9%	35.0%	0.8%	28
MOBILE HOMES	35.0%	35.0%	0.0%	3
UNSECURED PERSONAL PROPERTY				
ALL UNSECURED	35.0%	35.0%	0.0%	13
AIRCRAFT	35.0%	35.0%	0.0%	3
AGRICULTURAL	n/a	n/a	n/a	-
BILLBOARDS	n/a	n/a	n/a	-
COMMERCIAL/INDUSTRIAL	35.0%	35.0%	0.0%	7
MOBILE HOMES	35.0%	35.0%	0.0%	3
TOTAL PERSONAL PROPERTY	34.5%	35.0%	0.4%	44

ELKO COUNTY
2026-2027 RATIO STUDY

ALL APPRAISAL AREAS

REAL PROPERTY	AGGREGATE RATIO	MEDIAN RATIO	COD MEDIAN	SAMPLE SIZE
COUNTYWIDE TOTAL PROPERTY	32.8%	22.7%	44.1%	416
COUNTYWIDE IMPROVEMENTS	33.5%	33.4%	3.0%	63
COUNTYWIDE IMPROVED LAND	34.0%	34.3%	5.6%	69
COUNTYWIDE VACANT LAND	31.2%	19.0%	37.9%	347
SINGLE FAMILY IMPROVEMENTS	33.6%	33.4%	3.7%	27
SINGLE FAMILY LAND	33.3%	33.6%	9.0%	27
SINGLE FAMILY TOTAL PROPERTY	33.5%	33.5%	4.2%	27
MULTIPLE FAMILY IMPROVEMENTS	33.2%	33.4%	1.7%	15
MULTIPLE FAMILY LAND	34.1%	34.1%	4.4%	15
MULTIPLE FAMILY TOTAL PROPERTY	33.3%	33.7%	1.8%	15
COMMERCIAL/INDUSTRIAL IMPROVEMENTS	33.5%	33.3%	2.8%	16
COMMERCIAL/INDUSTRIAL LAND	34.2%	34.1%	3.6%	16
COMMERCIAL/INDUSTRIAL TOTAL PROPERTY	33.7%	33.8%	2.4%	16
RURAL IMPROVEMENTS	34.8%	34.9%	0.4%	5
RURAL LAND	35.0%	35.0%	0.1%	11
RURAL TOTAL PROPERTY	34.9%	35.0%	0.2%	11
SECURED PERSONAL PROPERTY				
ALL SECURED	35.0%	35.0%	0.0%	29
AIRCRAFT	n/a	n/a	n/a	-
AGRICULTURAL	35.0%	35.0%	0.0%	25
BILLBOARDS	n/a	n/a	n/a	-
COMMERCIAL/INDUSTRIAL	35.0%	35.0%	0.0%	4
MOBILE HOMES	n/a	n/a	n/a	-
UNSECURED PERSONAL PROPERTY				
ALL UNSECURED	34.9%	35.0%	1.3%	59
AIRCRAFT	35.0%	35.0%	0.0%	4
AGRICULTURAL	35.0%	35.0%	0.0%	10
BILLBOARDS	35.0%	35.0%	0.0%	3
COMMERCIAL/INDUSTRIAL	34.9%	35.0%	2.0%	37
MOBILE HOMES	35.0%	35.0%	0.0%	5
TOTAL PERSONAL PROPERTY	35.0%	35.0%	0.7%	88

**LANDER COUNTY
2026-2027 RATIO STUDY**

ALL APPRAISAL AREAS

REAL PROPERTY	AGGREGATE RATIO	MEDIAN RATIO	COD MEDIAN	SAMPLE SIZE
COUNTYWIDE TOTAL PROPERTY	34.4%	34.6%	1.7%	144
COUNTYWIDE IMPROVEMENTS	34.4%	34.6%	2.0%	71
COUNTYWIDE IMPROVED LAND	34.7%	34.8%	1.7%	78
COUNTYWIDE VACANT LAND	34.3%	34.7%	1.9%	66
SINGLE FAMILY IMPROVEMENTS	34.5%	34.6%	2.0%	27
SINGLE FAMILY LAND	34.5%	34.4%	2.0%	27
SINGLE FAMILY TOTAL PROPERTY	34.5%	34.5%	1.6%	27
MULTIPLE FAMILY IMPROVEMENTS	34.3%	34.3%	2.2%	18
MULTIPLE FAMILY LAND	34.6%	34.7%	2.2%	18
MULTIPLE FAMILY TOTAL PROPERTY	34.4%	34.3%	1.8%	18
COMMERCIAL/INDUSTRIAL IMPROVEMENTS	34.2%	33.9%	1.9%	17
COMMERCIAL/INDUSTRIAL LAND	34.7%	34.6%	1.3%	17
COMMERCIAL/INDUSTRIAL TOTAL PROPERTY	34.2%	34.1%	1.6%	17
RURAL IMPROVEMENTS	34.9%	35.0%	0.3%	9
RURAL LAND	34.7%	35.0%	0.4%	16
RURAL TOTAL PROPERTY	34.8%	35.0%	0.3%	16
SECURED PERSONAL PROPERTY				
ALL SECURED	29.1%	35.0%	6.8%	10
AIRCRAFT	n/a	n/a	n/a	-
AGRICULTURAL	n/a	n/a	n/a	-
BILLBOARDS	n/a	n/a	n/a	-
COMMERCIAL/INDUSTRIAL	n/a	n/a	n/a	-
MOBILE HOMES	29.1%	35.0%	6.8%	10
UNSECURED PERSONAL PROPERTY				
ALL UNSECURED	35.0%	35.0%	0.2%	25
AIRCRAFT	35.0%	35.0%	0.1%	4
AGRICULTURAL	35.0%	35.0%	0.0%	3
BILLBOARDS	35.0%	35.0%	0.0%	2
COMMERCIAL/INDUSTRIAL	35.0%	35.0%	0.5%	11
MOBILE HOMES	35.0%	35.0%	0.0%	5
TOTAL PERSONAL PROPERTY	32.1%	35.0%	3.5%	35

PERSHING COUNTY
2026-2027 RATIO STUDY

ALL APPRAISAL AREAS

REAL PROPERTY	AGGREGATE RATIO	MEDIAN RATIO	COD MEDIAN	SAMPLE SIZE
COUNTYWIDE TOTAL PROPERTY	32.2%	34.4%	5.4%	156
COUNTYWIDE IMPROVEMENTS	30.9%	33.7%	10.8%	60
COUNTYWIDE IMPROVED LAND	34.4%	34.9%	4.0%	115
COUNTYWIDE VACANT LAND	33.2%	33.7%	4.3%	35
SINGLE FAMILY IMPROVEMENTS	31.8%	34.1%	11.2%	30
SINGLE FAMILY LAND	32.6%	33.5%	4.9%	48
SINGLE FAMILY TOTAL PROPERTY	32.1%	33.7%	6.4%	48
MULTIPLE FAMILY IMPROVEMENTS	35.0%	34.4%	8.7%	16
MULTIPLE FAMILY LAND	33.5%	34.2%	3.8%	19
MULTIPLE FAMILY TOTAL PROPERTY	34.6%	34.6%	5.3%	19
COMMERCIAL/INDUSTRIAL IMPROVEMENTS	28.2%	32.8%	13.5%	11
COMMERCIAL/INDUSTRIAL LAND	36.3%	35.0%	6.5%	10
COMMERCIAL/INDUSTRIAL TOTAL PROPERTY	29.0%	33.3%	10.7%	16
RURAL IMPROVEMENTS	33.0%	33.1%	2.2%	3
RURAL LAND	35.0%	35.0%	0.1%	38
RURAL TOTAL PROPERTY	34.7%	35.0%	0.3%	38
SECURED PERSONAL PROPERTY				
ALL SECURED	34.2%	35.0%	2.0%	25
AIRCRAFT	n/a	n/a	n/a	-
AGRICULTURAL	n/a	n/a	n/a	-
BILLBOARDS	35.0%	35.0%	0.0%	2
COMMERCIAL/INDUSTRIAL	34.2%	35.0%	2.5%	20
MOBILE HOMES	35.0%	35.0%	0.0%	5
UNSECURED PERSONAL PROPERTY				
ALL UNSECURED	34.9%	35.0%	2.5%	51
AIRCRAFT	35.0%	35.1%	0.3%	2
AGRICULTURAL	n/a	n/a	n/a	-
BILLBOARDS	35.0%	35.0%	0.0%	2
COMMERCIAL/INDUSTRIAL	34.9%	35.0%	3.1%	41
MOBILE HOMES	35.0%	35.0%	0.0%	6
TOTAL PERSONAL PROPERTY	34.6%	35.0%	2.3%	76

**WHITE PINE COUNTY
2026-2027 RATIO STUDY**

ALL APPRAISAL AREAS

REAL PROPERTY	AGGREGATE RATIO	MEDIAN RATIO	COD MEDIAN	SAMPLE SIZE
COUNTYWIDE TOTAL PROPERTY	34.8%	34.5%	2.4%	221
COUNTYWIDE IMPROVEMENTS	34.6%	34.7%	1.9%	87
COUNTYWIDE IMPROVED LAND	34.7%	34.6%	4.8%	92
COUNTYWIDE VACANT LAND	34.9%	34.1%	2.7%	128
SINGLE FAMILY IMPROVEMENTS	35.0%	34.8%	1.5%	17
SINGLE FAMILY LAND	31.5%	33.7%	11.0%	17
SINGLE FAMILY TOTAL PROPERTY	34.2%	34.7%	3.3%	17
MULTIPLE FAMILY IMPROVEMENTS	34.7%	34.7%	1.9%	41
MULTIPLE FAMILY LAND	34.0%	34.6%	2.4%	41
MULTIPLE FAMILY TOTAL PROPERTY	34.6%	34.5%	1.6%	41
COMMERCIAL/INDUSTRIAL IMPROVEMENTS	34.3%	34.4%	2.2%	21
COMMERCIAL/INDUSTRIAL LAND	34.8%	33.6%	5.8%	20
COMMERCIAL/INDUSTRIAL TOTAL PROPERTY	34.7%	34.4%	2.5%	21
RURAL IMPROVEMENTS	34.9%	34.8%	1.4%	7
RURAL LAND	35.0%	35.0%	0.1%	14
RURAL TOTAL PROPERTY	34.9%	35.0%	0.5%	14
SECURED PERSONAL PROPERTY				
ALL SECURED	34.8%	35.0%	0.2%	23
AIRCRAFT	n/a	n/a	n/a	-
AGRICULTURAL	n/a	n/a	n/a	-
BILLBOARDS	n/a	n/a	n/a	-
COMMERCIAL/INDUSTRIAL	34.8%	35.0%	0.2%	20
MOBILE HOMES	35.0%	35.0%	0.0%	3
UNSECURED PERSONAL PROPERTY				
ALL UNSECURED	35.0%	35.0%	0.2%	29
AIRCRAFT	35.0%	35.0%	0.0%	3
AGRICULTURAL	n/a	n/a	n/a	-
BILLBOARDS	n/a	n/a	n/a	-
COMMERCIAL/INDUSTRIAL	35.0%	35.0%	0.2%	23
MOBILE HOMES	35.0%	35.0%	0.0%	3
TOTAL PERSONAL PROPERTY	34.9%	35.0%	0.2%	52

**ALL COUNTIES INCLUDED IN
2026-2027 RATIO STUDY**

ALL APPRAISAL AREAS

REAL PROPERTY	AGGREGATE RATIO	MEDIAN RATIO	COD MEDIAN	SAMPLE SIZE
ALL COUNTIES TOTAL PROPERTY	34.2%	34.0%	13.7%	1,146
ALL COUNTIES IMPROVEMENTS	33.8%	34.2%	4.1%	359
ALL COUNTIES IMPROVED LAND	34.4%	34.6%	3.7%	491
ALL COUNTIES VACANT LAND	34.4%	33.5%	21.7%	648
SINGLE FAMILY IMPROVEMENTS	33.9%	34.0%	4.8%	142
SINGLE FAMILY LAND	33.7%	33.9%	4.9%	194
SINGLE FAMILY TOTAL PROPERTY	33.8%	33.9%	3.9%	194
MULTIPLE FAMILY IMPROVEMENTS	34.2%	34.4%	3.4%	111
MULTIPLE FAMILY LAND	33.6%	34.2%	3.1%	121
MULTIPLE FAMILY TOTAL PROPERTY	34.0%	34.4%	2.7%	121
COMMERCIAL/INDUSTRIAL IMPROVEMENTS	33.4%	33.8%	4.3%	79
COMMERCIAL/INDUSTRIAL LAND	34.8%	34.8%	3.7%	88
COMMERCIAL/INDUSTRIAL TOTAL PROPERTY	34.0%	34.2%	3.7%	95
RURAL IMPROVEMENTS	34.5%	34.9%	1.1%	26
RURAL LAND	34.7%	35.0%	0.2%	88
RURAL TOTAL PROPERTY	34.6%	35.0%	0.3%	88
SECURED PERSONAL PROPERTY				
ALL SECURED	34.3%	35.0%	1.1%	126
AIRCRAFT	n/a	n/a	n/a	-
AGRICULTURAL	35.0%	35.0%	0.0%	25
BILLBOARDS	35.0%	35.0%	0.0%	2
COMMERCIAL/INDUSTRIAL	34.1%	35.0%	1.0%	72
MOBILE HOMES	33.1%	35.0%	2.3%	29
UNSECURED PERSONAL PROPERTY				
ALL UNSECURED	35.0%	35.0%	7.3%	242
AIRCRAFT	35.0%	35.0%	0.1%	19
AGRICULTURAL	35.0%	35.0%	0.0%	14
BILLBOARDS	35.0%	35.0%	0.0%	7
COMMERCIAL/INDUSTRIAL	35.0%	35.0%	10.1%	175
MOBILE HOMES	35.0%	35.0%	0.0%	28
TOTAL PERSONAL PROPERTY	34.7%	35.0%	4.2%	368

**STATEWIDE
2024-2027 RATIO STUDIES**

ALL APPRAISAL AREAS

REAL PROPERTY	AGGREGATE RATIO	MEDIAN RATIO	COD MEDIAN	SAMPLE SIZE
STATEWIDE TOTAL PROPERTY	33.2%	34.3%	9.3%	2,329
STATEWIDE IMPROVEMENTS	33.8%	34.3%	4.2%	1,112
STATEWIDE IMPROVED LAND	33.0%	34.8%	4.1%	1,156
STATEWIDE VACANT LAND	32.7%	34.0%	16.1%	1,035
SINGLE FAMILY IMPROVEMENTS	33.9%	34.4%	4.3%	519
SINGLE FAMILY LAND	31.5%	34.5%	5.6%	493
SINGLE FAMILY TOTAL PROPERTY	33.1%	34.2%	4.4%	572
MULTIPLE FAMILY IMPROVEMENTS	33.7%	34.2%	3.8%	268
MULTIPLE FAMILY LAND	32.7%	34.4%	4.3%	264
MULTIPLE FAMILY TOTAL PROPERTY	33.4%	34.2%	3.6%	278
COMMERCIAL/INDUSTRIAL IMPROVEMENTS	33.8%	34.0%	4.0%	262
COMMERCIAL/INDUSTRIAL LAND	33.7%	34.9%	3.1%	236
COMMERCIAL/INDUSTRIAL TOTAL PROPERTY	33.8%	34.2%	3.6%	278
RURAL IMPROVEMENTS	34.4%	34.7%	3.2%	58
RURAL LAND	34.9%	35.0%	0.4%	163
RURAL TOTAL PROPERTY	34.6%	35.0%	1.1%	166
SECURED PERSONAL PROPERTY				
ALL SECURED	34.8%	35.0%	1.1%	286
AIRCRAFT	35.0%	35.0%	0.0%	2
AGRICULTURAL	35.0%	35.0%	0.0%	49
BILLBOARDS	35.0%	35.0%	0.0%	3
COMMERCIAL/INDUSTRIAL	34.8%	35.0%	1.1%	153
MOBILE HOMES	33.9%	35.0%	1.6%	81
UNSECURED PERSONAL PROPERTY				
ALL UNSECURED	35.0%	35.0%	3.4%	571
AIRCRAFT	35.0%	35.0%	0.1%	58
AGRICULTURAL	35.0%	35.0%	0.0%	33
BILLBOARDS	35.0%	35.0%	0.0%	29
COMMERCIAL/INDUSTRIAL	35.0%	35.0%	5.6%	329
MOBILE HOMES	34.9%	35.0%	0.6%	123
TOTAL PERSONAL PROPERTY	34.9%	35.0%	2.3%	857

2026-2027

REPORT OF ASSESSMENT RATIO STUDY

COUNTY ABSTRACTS
AND FINDINGS

CARSON CITY NARRATIVE

2026-2027 RATIO STUDY

All improvements are re-costed, and land is reappraised annually in Carson City. The Assessor¹ continues to physically inspect 1/5 of the county each year to capture any new improvements added without a permit within the previous five years.

DEPARTMENT FINDINGS

Property Type	Sample Size	In Ratio	Out of Ratio	Exception Rate
LAND				
Vacant Land	31	31	0	0%
Single-Family Residential Land	51	51	0	0%
Multi-Family Residential Land (Note 1)	15	14	1	7%
Commercial and Industrial Land	14	14	0	0%
Agricultural Land	5	5	0	0%
IMPROVEMENTS				
Single Family Residential Improvements	17	17	0	0%
Multi-family Residential Improvements	8	8	0	0%
Commercial and Industrial Improvements	5	5	0	0%

Note 1: Multi-Family Residential Land: see Finding **CC 2026-1** The only outlier was found in the 4/5 of the county which was *physically* inspected during the 2026-2027 tax year.

Property Type	Sample Size Accounts Reviewed	Total Property Records Examined	Records In Ratio	Records Out of Ratio	Exception Rate
Personal Property	78	1579	1575	4	<1%

¹ All references to the Assessor means the Assessor or the Assessor's staff

Note: *Records listed as Out of Ratio* reflect outliers after adjusting for rounding differences. Of the four outliers, three were caused by incorrect costs reported by the taxpayer that were not updated in Devnet.

O B S E R V A T I O N S A N D S U M M A R Y

Staffing:

The new leadership brought significant organizational changes to the Assessor's Office. Both leaders are dual-certified and bring nearly two decades of experience each. The Assessor has extensive knowledge of all tax rolls and over 20 years of office experience, while the Chief Deputy Assessor contributes nearly 20 years of assessment experience and adds a fresh perspective to the management team. The office currently employs five appraisers: three who are dual-certified in both real and personal property, one who specializes and is certified in personal property only, one newly hired appraiser working under a temporary certificate, expected to become dual-certified and an Appraisal Support Specialist who is certified in personal property.

In addition to staffing transitions, the office is engaged in several modernization efforts. System updates and procedural changes are underway to improve workflow efficiency, particularly within personal property. These improvements are intended to enhance accuracy, streamline processes, and provide staff with better tools to manage increasing workload demands. As part of the broader operational updates, the Assessor¹ is also in the process of redeveloping market areas and refining allocation methodologies to improve valuation accuracy. While this work is still ongoing, it reflects the new management team's commitment to strengthening internal valuation procedures and ensuring that staff have the resources and structure needed to produce consistent and equitable assessments. These efforts align with the office's broader goal of improving appraisal practices, enhancing uniformity, and supporting long-term operational stability.

Land Valuation:

Since the last study, the Assessor¹ has completed the review and correction of large-parcel valuations. Historical large-parcel sales were analyzed, and nominal values were updated to ensure equitable application across both government-owned and privately-owned land. These values will continue to be monitored and adjusted as new sales occur to maintain accurate and consistent valuation.

As part of broader operational improvements, the Assessor¹ is actively redeveloping market areas and refining allocation methodologies to improve valuation accuracy. This work is ongoing and reflects the new management team's commitment to strengthening internal valuation procedures. These updates are intended to provide staff with clearer structure, improved tools, and more reliable guidance for establishing consistent and equitable land values. Once fully implemented, these enhancements will directly support the continued resolution of prior land-valuation concerns and help ensure that all areas of the county more accurately reflect current market conditions.

FINDINGS AND RECOMMENDATIONS

Finding No. CC 2026-1

Criteria

Assessor¹ is in the process of revaluing all areas of land in the county but has not completed a full revaluation in accordance with

NRS 361.227

1. Any person determining the taxable value of real property shall appraise:

(a) The full cash value of:

(1) Vacant land by considering the uses to which it may lawfully be put, any legal or physical restrictions upon those uses, the character of the terrain, and the uses of other land in the vicinity.

(2) Improved land consistently with the use to which the improvements are being put.

(b) Any improvements made on the land by subtracting from the cost of replacement of the improvements all applicable depreciation and obsolescence. Depreciation of an improvement made on real property must be calculated at 1.5 percent of the cost of replacement for each year of adjusted actual age of the improvement, up to a maximum of 50 years.

NAC 361.1202 Land: Cost of development method. (NRS 360.090, 360.250, 361.227) When using the cost of development method, a county assessor must:

1. Perform that method in accordance with the provisions of chapter 7 of Property Appraisal and Assessment Administration, as adopted by reference in NAC 361.1177.

2. Deduct the following costs from an estimate of the probable proceeds to be obtained from selling the land as developed parcels:

(a) The direct costs of site preparation;

(b) The costs for utility hookups;

(c) Any other direct and indirect costs of development; and

(d) A reasonable allowance for entrepreneurial profit.

Condition

The Assessor¹ reports that work is underway to update market areas and refine allocation methodologies to improve valuation accuracy. This process is not yet fully complete, resulting in some market areas that still require adjustment to achieve full alignment with current market conditions.

Cause

This condition is the result of new office staff and management who are actively updating and refining internal procedures for determining land valuation. As these revised processes are being implemented, some market areas remain in transition while the updated methodologies are fully developed and applied.

Effect

The incomplete redevelopment of market areas and valuation allocation methods has resulted in certain locations not fully reflecting current market conditions. This creates inequity in valuation within those areas, leading to ratio study indicators that fall outside the desired uniformity and equity range of 32%–36%. Until the updated procedures are fully implemented, some land values may remain misaligned with actual market behavior.

Recommendation

The Assessor¹ should continue refining and finalizing the updated land valuation procedures, including the redevelopment of market areas and allocation methodologies. Completing this work will help ensure that all areas of the county reflect current market conditions and support consistent, equitable assessments.

ASSESSOR COMMENTS

CHURCHILL COUNTY NARRATIVE

2026-2027 RATIO STUDY

All improvements are re-valued, and land reappraised annually in Churchill County. The Assessor¹ continues to physically inspect 1/5 of the county each year to capture any new improvements added without a permit within the previous 5 years.

DEPARTMENT FINDINGS

Property Type	Sample Size	In Ratio	Out of Ratio	Exception Rate
LAND				
Vacant Land	40	40	0	0%
Single-Family Residential Land	24	24	0	0%
Multi-Family Residential Land	13	13	0	0%
Commercial and Industrial Land	10	10	0	0%
Agricultural Land	4	4	0	0%
IMPROVEMENTS				
Single Family Residential Improvements	24	24	0	0%
Multi-family Residential Improvements	13	13	0	0%
Commercial and Industrial Improvements	10	10	0	0%

Property Type	Sample Size Accounts Reviewed	Total Property Records Examined	Records In Ratio	Records Out of Ratio	Exception Rate
Personal Property (Note 1)	45	1216	1215	1	<1%

Note: *Records Out of Ratio* reflect outliers after adjusting for computer system rounding differences.

¹ All references to the Assessor means the Assessor or the Assessor's staff

Note 1: Personal Property: There was one outlier that was the result of real property included on the personal property tax roll. Assessor¹ notified and made corrections.

OBSERVATIONS AND SUMMARY

Staff: Churchill County maintains an adequate staffing structure, consisting of seven appraisers—six of whom hold dual certifications—along with one dedicated personal property appraiser.

Marshal and Swift: The Assessor¹ reports continued refinement and full utilization of the Marshall & Swift (M&S) costing system within the DevNet CAMA application. All structures in Churchill County are now costed using M&S components, ensuring consistency, transparency, and alignment with statewide appraisal standards. Only a limited number of miscellaneous improvement codes remain in use for items where M&S does not provide a corresponding component.

The Assessor¹ maintains updated and refined cost estimates through the use of interpolation, appropriate component selection, and the application of current local cost multipliers (LCM) and current cost multipliers (CCM). This ensures that valuations remain accurate, market-responsive, and reflective of current construction costs. The consistent application of these tools demonstrates a strong command of the M&S system and supports equitable valuation across all property types.

DevNet: The Assessor¹ reports that DevNet has implemented a significantly improved property record report. This new report format consolidates the parcel's valuation information into a clear, organized document that includes both a summary and the detailed valuation components. An example of this updated report was provided as part of this year's ratio study submission.

The enhanced report structure directly addresses the last ratio study concern regarding transparency and usability. Taxpayers, appeal boards, and Department staff now have access to a more readable and comprehensive valuation document, reducing the confusion previously caused by having to review multiple separate screens or printouts. This improvement also supports more efficient review during appeals and ratio study analysis.

While the integration of small improvements into the Marshall & Swift valuation module continues to generate multiple cost entries per parcel, the improved reporting format now presents these details in a more coherent manner, mitigating the usability issues identified in the prior study.

Overall, the Assessor¹ has made meaningful progress in addressing the documentation and transparency limitations noted last ratio study, and the updated DevNet property record report represents a substantial improvement in the clarity and accessibility of valuation data.

Land: In the previous ratio study, the Department noted that the Assessor¹ was in the process of developing a land inventory system capable of accounting for topography, accessibility, water rights, and economies of scale. This system was intended to strengthen the CAMA model's ability to determine land values, particularly in areas where comparable sales were limited.

The Department also recommended incorporating additional stand-alone, arms-length transactions into the sales analysis as they became available.

For the current study year, the Assessor¹ reports substantial progress in market tracking and land valuation processes. The Assessor¹ now utilizes the listings feature within the DevNet CAMA system to record and monitor property listings on a weekly basis. When a sale occurs, the corresponding listing is attached directly to the sale record in DevNet, and any necessary adjustments are made before assigning a ranking sales code for analysis. This workflow ensures that sales are accurately categorized and consistently evaluated.

Sales activity is reviewed across all neighborhoods, and market changes are analyzed comprehensively. The improved real estate market in recent years has provided sufficient data for the county to revalue all land countywide, reflecting current market conditions more accurately than in prior years. It is the recommendation of the Department to use one-three years of sales when there are adequate sales as opposed to five years of sales.

The Assessor¹ is using the DevNet CAMA system to its fullest and most efficient capacity. Land characteristics, market areas, and valuation updates are tracked and maintained with a high degree of organization and consistency. This level of system utilization has strengthened the county's ability to monitor market shifts, maintain accurate land values, and support transparent, data-driven valuation decisions.

Overall, the Assessor¹ has made meaningful progress in its land valuation processes. The integration of listing data, improved sales tracking, and comprehensive neighborhood reviews demonstrate a strong commitment to maintaining accurate and equitable land assessments. As additional stand-alone arms-length transactions occur, their continued incorporation into the sales analysis will further enhance the reliability of the county's land valuation model.

ASSESSOR COMMENTS

The Assessor has indicated that a process is already in place that is intended to prevent outliers like the Safeway personal property outlier, where real property was placed on the personal property tax roll. Over the past two appraisal cycles, when a parcel is classified as commercial, industrial, or agricultural use, the personal property appraisal has been assigned to the same appraiser responsible for the real property appraisal. This approach is meant to make full use of dual certifications and ensure that all property associated with a parcel is assessed accurately and consistently.

ELKO COUNTY NARRATIVE

2026-27 RATIO STUDY

In 2006, the Assessor¹ began reappraising land on an annual basis. Since then, the office has also implemented annual re-costing of improvements and established a rotating inspection schedule in which 1/5 of the county is reviewed each year. Using both aerial photography and on-site inspections, the office identifies any improvements added without permits within the previous five years. This approach represents the best practice for discovering unreported property improvements.

DEPARTMENT FINDINGS

Property Type	Sample Size	In Ratio	Out of Ratio	Exception Rate
LAND (Note 3)				
Vacant Land	347	110	237	68%
Single-Family Residential Land	27	23	4	15%
Multi-Family Residential Land	15	13	2	13%
Commercial and Industrial Land	21	20	1	5%
Agricultural Land	12	12	0	0%
IMPROVEMENTS				
Single Family Residential Improvements (Note 1)	27	26	1	4%
Multi-family Residential Improvements (Note 2)	15	14	1	7%
Commercial and Industrial Improvements	21	21	0	0%

Note 1: Single Family Residential Improvements: Of the one outlier listed above, it was found in the 1/5 of the county which was *physically* inspected during the 2026-2027 tax year. *The outlier was the result of a patio and a shed that were not visible on aerial or physical inspection. Property was on the previous tax roll and no longer existed. Recommended to remove property from the tax roll.*

Note 2: Multi-Family Residential Improvements: Of the one outlier listed above, it was found in the 1/5 of the county which was *physically* inspected during the 2026-2027 tax year. *Property is in ratio but contains an improvement that is escaping taxation.*

Note 3: see **Finding No. EL 2026-1** regarding the need for land value adjustments that have not been increased since prior to the 2020–21 assessment year reflecting the market changes, in accordance with NRS 361.260.

Property Type	Sample Size Accounts Reviewed	Total Property Records Examined	Records In Ratio	Records Out of Ratio	Exception Rate
Personal Property	88	1625	1613	12 (Notes)	<1%

Notes: *Records Out of Ratio* reflect outliers after adjusting for computer system rounding differences

Outliers were a result of improper life assignments. The Assessor¹ was given a copy of the records to make the appropriate changes. See **Finding No. EL 2026-2**

OBSERVATIONS AND SUMMARY

Land Valuation: The 2023–24 Ratio Study, **Finding No. EL 2023-1** states that, to maintain compliance with NRS 361.260, the Assessor¹ must analyze land and apply updated land values each year. The Assessor¹ recognizes the ongoing work required within the newly established neighborhoods to complete these updates. A contracted Appraisal Valuation Specialist is assisting with land valuation in the remaining unfinished areas. Significant progress has been made, particularly in neighborhoods with improvements, compared to the previous study. The Assessor¹ will continue updating land values as planned and will remain responsive to changes in sales data.

Sales Data: When completing land valuation, the Assessor¹ uses three years of sales data whenever possible. For commercial, industrial, and rural properties where sales are limited, the Assessor¹ extends the sales dataset to five years.

Personal Property: The Assessor’s Office uses its CAMA system to bill personal property.

Staffing: Elko County is currently operating with full staff. However, to meet NRS requirements and statutory deadlines, it is recommended that the Assessor¹ seek additional positions to support appraisal work across the county’s large and diverse geographic area. The current staffing level presents a material risk to continuity and consistency, particularly in the event of the loss of key personnel or contracted appraisal support. Staffing limitations directly impact on the Office’s ability to uniformly implement annual land value adjustments in accordance with statutory appraisal standards. The office currently has eight dual-certified real and personal property appraisers, one real property appraiser, one personal property appraiser, and one temporary employee operating under a temporary certificate issued by the Department. The Assessor¹ is closely monitoring staff progress to ensure timely completion of upcoming testing and education requirements.

Neighborhoods: Since the 2023–24 Ratio Study, Elko County has created defined neighborhoods to better reflect varying market areas and sales data.

Appraisal Records and Transition: During the 2023–24 Ratio Study, the Assessor¹ was in the process of transitioning from DevNet to ADS and then from ADS to Government Software Assurance (GSA). The Assessor¹ has now gone live on GSA and currently bills property taxes through the GSA system.

FINDINGS AND RECOMMENDATIONS

Finding No. EL 2026-1

Criteria

Pursuant to Nevada Revised Statute (NRS) 361.260, each year the county assessor shall determine the taxable value of all real property. For any property not reappraised in the current assessment year, the county assessor shall determine its assessed value by applying a land factor—developed by the county assessor and approved by the Commission—to the prior year’s assessed value.

Condition

In 2006, the Assessor¹ requested approval to re-cost all land values annually in lieu of using land factors, as allowed by NRS 361.260(5)(b). The Assessor¹ has not adjusted land values in some areas since prior to the 2020–21 assessment year to reflect market changes in accordance with NRS 361.260.

Cause

Since the 2023–24 Ratio Study, the Assessor¹ has added neighborhoods to assist in developing accurate land values. The Assessor¹ has also contracted an Appraisal Valuation Specialist to assist in revaluing all land in Elko County. Despite these efforts, land values in many areas of the county remain unchanged from those in the 2020–21 Ratio Study. The Assessor¹ recognizes the need to adjust land values. The current Assessor¹ is aware of the Department’s recommendation to the former Assessor¹ to modify the land valuation methods allowed by law and to ensure land is analyzed annually to apply the most accurate values.

During this ratio study, most vacant land samples were concentrated in the “County Large” area, consistent with findings from the prior Elko County study. Based on the broader analysis of rural, nonagricultural land, the Department has determined that only specific portions of the county require adjustment, specifically the area referred to as “County Large”. The Department does not believe there is a systemic problem with land valuation and that the ratio for the majority of land within Elko County is within statutory limits. The increased concentration of the State’s sample in this specific area resulted in the reported statistics. We believe these statistics don’t represent the County at large but rather reflect the improvement needed in this specific area, with the County at large being within ratio. The Assessor¹ has completed a substantial amount of work over the past 3 years to bring the county’s land valuations into compliance, and the work should be commended. This area represented by our sample selection reflects the final portion still requiring refinement. These locations present unique valuation challenges, and the Assessor¹ is

actively updating and adjusting the affected land values to ensure they accurately reflect current market conditions.

Effect

Market data indicates that land values, in the rural, non-agricultural use areas, should be increased. As a result, the fiscal impact of not updating land values to reflect current market conditions leads to a decrease in potential tax revenue; however, the extent to unrealized potential is unknown. Additionally, failing to adjust land values for market changes creates inaccurate and inequitable land valuations throughout the county. The longer land values remain unchanged, the further out of compliance they become.

Recommendation

The Department recommends that the Assessor¹ continue developing and implementing the comprehensive plan to address land valuation issues pursuant to NAC 361.1182(3)(b), which states that counties with populations over 40,000 must use three years of sales data for both improved and unimproved property, unless otherwise approved by The Nevada Tax Commission. The current sample size of 417 parcels out of 45,614 total parcels was developed based on land variability identified in the previous Ratio Study. This sample indicates potential issues with land valuation in Elko County. The Department believes that the findings in this sample are sufficient to draw a conclusion that land valuations still need to be modernized and addressed, progress has been made but continued progress is still needed.

The Department recommends continuing the land revaluation effort so that updated land values are in place by next year. During the next Ratio Study, the Department will increase its sample size based on the variability found in this study. If land valuation issues remain uncorrected following the revaluation, the Tax Commission may consider issuing a revaluation order.

Finding No. EL 2026-2

Criteria

Pursuant to Nevada Revised Statute (NRS) 361.227 and Nevada Administrative Code (NAC) 361.1365, 361.1371 the Department of Taxation (Department) is responsible for establishing and publishing the Personal Property Manual, which each county Assessor must use when determining the taxable value of personal property.

Condition

In 2025, the Department of Taxation approved the personal property manual which determined that Hotel Furnishings should have a 10-year life instead of a previous 15-year

life. The Assessor¹ is currently using a 15-year life for these furnishings rather than the 10-year life indicated in the 2025–2026 and 2026–2027 Personal Property Manuals.

Cause

The Assessor¹ had 12 personal property outliers, 9 of which were Hotel Furnishings assigned an incorrect life.

Effect

The Personal Property Manual specifies that the life of Hotel Furnishings should be reduced from 15 years to 10 years. The fiscal impact of not updating the personal property values to reflect the current Manual is unknown. The longer the incorrect life is used, the longer these properties will remain out of ratio and inconsistent with required valuation standards.

Recommendation

The Department recommends that the Assessor¹ update the life table used for personal property at the earliest opportunity, in accordance with the current Personal Property Manual for unsecured property.

ASSESSOR COMMENTS

I would like to formally acknowledge the extensive efforts of the Elko County team in advancing land analysis. The team has demonstrated a high level of diligence and technical competency, and I am confident in the progress achieved as well as the strategic direction moving forward.

Since the completion of the last ratio study, the Assessor's Office has undergone a comprehensive operational and methodological restructuring of land evaluation. This includes the implementation of a standardized, data-driven valuation process for land across multiple jurisdictions, including the City of Elko; the incorporated cities of Carlin and Wells; the towns of Jackpot, Midas, and Jarbidge; the Spring Creek area; the outskirts of Elko and Spring Creek; and various subdivisions. These analyses encompass all land use classifications, including residential, commercial, and industrial properties.

The 2026 Elko County valuation cycle will prioritize the development and application of a neighborhood analysis for rural, non-agricultural parcels, as well as rural subdivisions. These parcels, typically ranging from 2 to 160 acres, often exhibit limited or no legal access, lack utility infrastructure, and constrained buildability. Despite these limitations, such properties continue to transact with notable frequency, often involving buyers who have not conducted physical inspections or obtained independent appraisals prior to purchase.

To enhance valuation accuracy and ensure equitable treatment, the Office will conduct field inspections during the upcoming summer season in the Pilot Valley and Montello areas, where a substantial concentration of these parcels exists. These inspections will support the consistent application of depreciation and obsolescence factors, including but not limited to topography, access, and utility availability.

Additionally, the Department has identified statistical outliers attributable, in part, to the absence of land value adjustments over the preceding five-year period. Further analysis has revealed that two previously utilized market areas exhibit significant constraints associated with County Planning and Zoning regulations, particularly with respect to legal access and buildability. Market participant feedback indicates that certain transactions in these areas may not reflect informed market behavior. Accordingly, sales previously categorized as valid within these locations have been reviewed and, where appropriate, reclassified as invalid for ratio study purposes. We respectfully request that these methodological updates, analytical improvements, and corrective actions be incorporated into the narrative.

As you are aware, Elko County encompasses over 17,000 square miles, even when excluding exempt properties, for which land values are still developed and maintained. Despite the geographic scale and complexity, the County's relatively low population base constrains available staffing resources. Furthermore, the assessed land base is highly heterogeneous, consisting of diverse neighborhood delineations, varying market influences, and distinct rural land characteristics, each requiring individualized analysis and application.

In consideration of these factors, and as referenced in the narrative section addressing staffing adequacy, it is the Office's professional determination that a minimum of four additional appraisers is necessary to effectively sustain an annual land valuation cycle. Current staffing levels present a material risk to continuity and consistency, particularly in the event of the loss of key personnel or contracted appraisal support. This limitation directly impacts the Office's ability to uniformly implement annual land value adjustments in accordance with statutory appraisal standards.

LANDER COUNTY NARRATIVE

2026-2027 RATIO STUDY

All land is reappraised, and all improvements are re-costed annually in Lander County. The Assessor¹ will continue to physically inspect no less than one-fifth of the county each year (i.e., one “appraisal group” each year) based on the reappraisal area rotation.

DEPARTMENT FINDINGS

Property Type	Sample Size	In Ratio	Out of Ratio	Exception Rate
LAND				
Vacant Land	66	66	0	0%
Single-Family Residential Land	27	27	0	0%
Multi-Family Residential Land	18	18	0	0%
Commercial and Industrial Land	17	17	0	0%
Agricultural Land	16	16	0	0%
IMPROVEMENTS				
Single Family Residential Improvements	27	27	0	0%
Multi-family Residential Improvements	18	18	0	0%
Commercial and Industrial Improvements	17	17	0	0%
Agricultural Improvements	9	9	0	0%

¹ All references to the Assessor means the Assessor or the Assessor’s staff.

Property Type	Sample Size Accounts Reviewed	Total Property Records Examined	Records In Ratio	Records Out of Ratio	Exception Rate
Personal Property	35	261	260	1 (Note)	0.38%

Note: *Records Out of Ratio* reflect outliers after adjusting for rounding differences. The one outlier found in the personal property sample was due to the incorrect acquisition year and cost index being applied. The assessor¹ has been notified of this error, and it has been corrected.

OBSERVATIONS AND SUMMARY

Transition: Lander County test ran the GSA CAMA system side by side with ADS during their previous ratio study for the 2023-24 tax year and has been strictly with GSA ever since.

Staffing: Lander County has dedicated staff for both real and personal property. The team consistently works to improve internal procedures and remains open to support from the State. The transition to GSA has significantly strengthened the Assessor's¹ ability to accurately value property across the county.

In previous ratio studies, Lander County relied on an improvement factor to determine values in areas outside the reappraisal cycle. This approach contributed to many of the outliers identified in those studies. Because ADS had stopped providing support, it was difficult to determine the exact cause of the issue at the time.

Since adopting GSA, the county has been able to re-cost improvements countywide and no longer uses the improvement factor. The Assessor¹ reports strong satisfaction with GSA's support staff and the program's user-friendly interface. Outliers have steadily decreased over the last three ratio studies—first with ADS only, then during the transition period using both ADS and GSA, and now with GSA as the sole system.

Land Valuation: Lander County performs annual reappraisal of land throughout the county. In years prior, the county subcontracted with Assessed Valuation Specialists to assist them with analyzing and updating land valuations where needed. Although some areas of the county have very limited sales, the county continues to do a great job in adjusting values when those sales are significant enough to warrant a change.

Assessor Comments

PERSHING COUNTY NARRATIVE

2026-2027 RATIO STUDY

All improvements are revalued, and land is reappraised annually in Pershing County. The Assessor¹ continues to physically inspect 1/5 of the county each year to capture any new improvements added without a permit within the previous 5 years.

DEPARTMENT FINDINGS

Property Type	Sample Size	In Ratio	Out of Ratio	Exception Rate
LAND				
Vacant Land (Note 1)	35	34	1	3%
Single-Family Residential Land (Note 2)	48	39	9	19%
Multi-Family Residential Land (Note 3)	19	18	1	5%
Commercial and Industrial Land (Note 4)	10	8	2	20%
Agricultural Land	38	38	0	0%
IMPROVEMENTS				
Single Family Residential Improvements (Note 5)	30	19	11	37%
Multi-family Residential Improvements (Note 6)	16	12	4	25%
Commercial and Industrial Improvements (Note 7)	11	5	6	55%
Agricultural Improvements	3	3	0	0%

¹ All references to the Assessor means the Assessor or the Assessor's staff

Note 1: See Finding No. PE 2026-1 The Assessor¹ subcontracted part of the county's land valuation; the Vacant (VAC) land outlier was in the 1/5 of the county that was in the reappraisal cycle. It is the Departments opinion that the most current vacant sales reflect an increase in value.

Note 2: See Finding No. PE 2026-1The Assessor¹ subcontracted part of the county's land valuation; the Single-Family Residential (SFR) land outliers consisted of 4 parcels within the 1/5 of the county that was in the reappraisal cycle and 5 parcels that were not in the 4/5 of the county that was in the reappraisal cycle.

Note 3: See Finding No. PE 2026-1 The Assessor¹ subcontracted part of the county's land valuation; the Multi-Family Residential (MFR) land outlier was in the 4/5 of the county that was not in the reappraisal cycle.

Note 4: See Finding No. PE 2026-1 The Assessor¹ Subcontracted part of the county's land valuation; The Commercial (COM) land outlier was in the 4/5 of the county that was not in the reappraisal cycle.

Note 5: See Finding No. PE 2026-2 Of the 11 Single-Family Residential (SFR) improvement outliers 4 are within the 1/5 of the county that was in the reappraisal cycle and 7 were within the 4/5 of the county that was not in the reappraisal cycle.

Note 6: See Finding No. PE 2026-2 Of the 11 Multi-Family Residential (MFR) improvement outliers 4 are within the 1/5 of the county that was in the reappraisal cycle and 7 were within the 4/5 of the county that was not in the reappraisal cycle.

Note 7: See Finding No. PE 2026-2 Of the 6 Commercial (COM) improvement outliers 1 was in the 1/5 of the county that was in the reappraisal cycle and 5 were within the 4/5 of the county that was not in the reappraisal cycle.

Property Type	Sample Size Accounts Reviewed	Total Property Records Examined	Records in Ratio	Records Out of Ratio	Exception Rate
Personal Property	94	1888	1822	66	3%

Notes: *Records Out of Ratio* reflect outliers after adjusting for computer system rounding differences.

1. All outliers were a result of improper life assignments. The records were discussed with the Assessor¹ and corrected.
2. The Department recommends that the Assessor¹ run queries periodically to randomly check specific items of personal property to verify that all lives are consistently and correctly being assigned.

O B S E R V A T I O N S A N D S U M M A R Y

Staff: Maintaining adequate staffing is essential for the efficient operation of any county Assessor's Office and is a critical component of producing accurate and timely property assessments. Pershing County continues to experience the staffing challenges common to rural, low-population jurisdictions. Since the last study, the Assessor's Office has remained understaffed and has struggled to recruit and retain qualified personnel.

During the current study period, the Assessor¹ was unable to fill the property appraiser positions and continued to operate with only one clerical staff member. Although the Assessor holds dual certification and, as is common in rural counties, performs appraisal duties in addition to administrative responsibilities, the office has not maintained sufficient certified appraisal staff to meet statutory workload requirements. The Assessor¹ hired two new appraisers during the current cycle; however, only one has applied for temporary certification, and the Department has not yet issued a temporary certificate for the second appraiser. As a result, the Assessor remains the only fully certified appraiser in the office.

To supplement staffing shortages, the Assessor¹ contracts three appraisal valuation specialists to assist with land valuation, reappraisal area inspections, personal property valuation, and to add new construction to the tax roll. The Assessor¹ was unable to complete the statutorily required five-year reappraisal area inspection for the 2026-2027 fiscal year. The Assessor¹ reached out to the Department for assistance to inspect new construction and help with inspection in the reappraisal area. Due to constraints on time and communication of efforts needed, assistance was not able to be given in time for closure of the Tax Roll. The Assessor¹ was also unable to complete the annual land reappraisal as required under NRS 361.260 and NAC 361.1179. Furthermore, new construction was not fully discovered or added to the roll prior to roll close.

The Department acknowledges the Assessor's continued willingness to receive assistance and constructive feedback. However, the persistent staffing deficiencies have had a direct impact on the office's ability to meet statutory obligations. It is the Department's recommendation that the Assessor¹ prioritize the training and development of newly hired staff, ensure they attend continuing education courses, and support them in obtaining both real and personal property state certifications. Given the inability to complete the required reappraisal cycle and annual land reappraisal, the Department further recommends that the reappraisal cycle for the upcoming year be expanded to include properties that were not reappraised according to the 2026-27 reappraisal schedule. If assistance is needed, the Department should be contacted promptly and provided with clear and concise information about what is required so the appropriate support can be given.

DevNet (CAMA): During the current ratio study, the Department observed that the Assessor¹ is not fully utilizing the DevNet CAMA system to record, organize, and track sales data in a manner that supports accurate land valuation. Sales are not consistently entered into the system using the office's established sales codes, resulting in incomplete or unreliable datasets. This inconsistency limits the Assessor's¹ ability to stratify land, establish market areas, verify sales, and maintain a defensible sales history for valuation purposes. The Department recommends that the Assessor¹ fully utilize the CAMA system to document sales uniformly, apply appropriate sales codes, and maintain an organized and comprehensive sales database.

The Department also identified significant inconsistencies in the application of cost data within the CAMA system. Costing practices are not standardized across property types, leading to inconsistencies in valuation throughout the county. The Assessor¹ currently uses multiple cost sources—including the Marshall & Swift Commercial Estimator, the Rural Manual, and the Residential Marshall and Swift Manual—without a consistent methodology or clear documentation. These inconsistencies were particularly evident in the review of mobile home improvements, including well, septic, and electrical components and fencing. Due to the lack of consistency, the Department was required to request detailed breakdowns of how costs were derived, and which components were used.

To ensure consistency, transparency, and compliance with statewide appraisal standards, the Department recommends that the Assessor¹ refine and fully implement the Marshall & Swift (M&S) costing system within the DevNet CAMA application. The M&S system provides comprehensive components that can be applied to nearly all structures in the county, reducing the need for multiple cost sources and minimizing valuation disparities. Only a limited number of miscellaneous improvement codes could be used for items not covered by M&S. Full adoption of a single, standardized costing methodology will improve equity, support defensible valuations, and align the county with best statewide practices.

Land: The Assessor¹ has experienced longstanding challenges in the valuation of land. During previous ratio studies, the Department was unable to obtain documentation explaining how historic land values were originally established, making it difficult to validate whether prior valuations were accurate or supported by market analysis. The Assessor¹ expressed that she had previously requested assistance from the Department but did not receive the hands-on training she felt was necessary. Although training tools were provided in earlier years, the lack of direct, practical instruction contributed to ongoing difficulties in developing and maintaining defensible land values.

In the 23-24 ratio study, the Assessor¹ contracted with an independent appraisal valuation specialist to perform land valuation work. Due to budget limitations, the contracted appraiser was only able to complete certain areas of the county.

For the current study year, the Department found that the Assessor¹ did not perform the annual land appraisal required under NRS and NAC. The only land valuation work completed was performed by the contracted appraiser within the 1/5 reappraisal area scheduled for inspection. No additional land review, analysis, or adjustment was conducted by the Assessor¹. As a result, the county remains out of compliance with statutory requirements for annual land review and valuation updates. This deficiency constitutes **Finding No. PE 2026-1**.

The Assessor¹ has begun efforts to improve internal land valuation procedures. As part of broader operational improvements, the office is working to redevelop market areas and refine allocation methodologies to better reflect current market conditions. These efforts, combined with the contracted valuation work, demonstrate a commitment to strengthening the county's land valuation framework. Once fully implemented, these updates will provide staff with clearer structure, improved tools, and more reliable guidance for establishing consistent and equitable land values.

To resolve ongoing deficiencies and restore compliance, the Department recommends that the Assessor¹ complete and review all land annually, ensure that all valuation changes are supported by documented analysis, and fully integrate these procedures into the county's standard appraisal workflow. Consistent annual land review is essential to maintaining accurate, equitable, and defensible land values across all areas of the county.

Although the number of outliers has increased and there are organizational challenges related to reporting and information management, the Department found that most properties remain within statutory ratio limits. However, consistency and variability issues are growing because documentation and reports are not being updated properly. Staffing concerns must be addressed promptly to prevent inequity and uniformity problems from becoming unmanageable.

FINDINGS AND RECOMMENDATIONS

Finding No. PE 2026-1

Criteria

Pursuant to Nevada Revised Statute (NRS) 361.260, each year, the county assessor shall determine the taxable value of all real property. For any property not reappraised in the current assessment year, the county assessor shall determine its assessed value for that year by applying a factor for land to the assessed value for the preceding year developed by the county assessor and approved by the Commission. NAC 361.1179 requires county assessors to determine the full cash value of land using recognized appraisal methods. When there are enough sales of comparable vacant land, the assessor must use the sales comparison approach, applying either mass appraisal techniques or single-property appraisal techniques as outlined in NAC 361.1179–361.1188. If there are not enough comparable vacant land sales to support this method, the assessor must instead determine land value using the procedures in NAC 361.119. In all cases, annual land valuation must follow these prescribed methods to ensure accurate, consistent, and defensible land values.

Condition

The Assessor requested to re-cost all land values annually in lieu of using land factors, as allowed by NRS 361.260(5)(b) in 2008. The Assessor contracts an appraisal valuation specialist. However, the contracted specialist can only do certain parts of the counties due to budget constraints. These are often areas that are in the reappraisal cycle and any other areas that the Assessor feels need to be studied. When the Department requested to review her land analysis to reconcile the land outliers, some of the analysis was outdated, leading the sales data to go past the recommended 5-year mark, and no other analysis was done to bring the sales to current.

Cause

In the time the Assessor has been working with the contracted appraisal valuation specialist, his guidance and continuing education have broadened the Assessor's understanding of land values, and they have been able to establish market areas. However, the Assessor has no policy or procedures for land valuation due to the significant challenges with staffing.

Effect

Not complying with yearly revaluation guidelines can lead to under or over-assessment in the county.

Recommendation

The Department recommends that the Assessor annually reappraise all land in their county according to NRS 361.260. Furthermore, if the land analysis doesn't warrant a change in land values, the Assessor must have "current market evidence" as prescribed in NAC 361.1182 3 (b).

Finding No. PE 2026-2

Criteria

NRS 361.260(6) Method of assessing property for taxation; appraisals and reappraisals. The county assessor shall reappraise all real property at least once every 5 years.

Condition

Nevada law requires county assessors to complete physical inspections and reappraise all real property at least once every five years, as mandated by NRS 361.260(6). Even when a scheduled inspection is missed, the assessor remains responsible for ensuring all improvements are correctly discovered and valued. Under NRS 361.260(8), assessors must also obtain and review all building permits to identify new construction between inspection cycles. NRS 361.300 further requires the assessor to maintain accurate and complete property records, while NAC 361.150 establishes the standards for conducting systematic physical inspections. Failure to perform these required inspections and updates results in noncompliance with Nevada's statutory and regulatory framework for property valuation.

Cause

The primary cause of this noncompliance is the Assessor's ongoing staffing shortages, which have limited the office's ability to remain organized, conduct required physical inspections and complete the discovery of new construction. With insufficient certified appraisal staff and reliance on contractors, the Assessor has been unable to meet the statutory obligations outlined in NRS 361.260, NRS 361.300, and NAC 361.150. These staffing constraints directly contributed to missed inspections, incomplete reappraisal work, and gaps in identifying and valuing improvements on the tax roll.

Effect

The effect of these missed inspections and incomplete new-construction discovery is that property records may be inaccurate, improvements may be undervalued or omitted from the tax roll, and taxable value may not reflect actual market conditions. This creates inequities among taxpayers, increases the risk of non-uniform assessments, and places the county out of compliance with statutory reappraisal requirements. Continued failure to complete required inspections also compounds future workload, making it more difficult for the Assessor to return to a compliant five-year reappraisal cycle.

Recommendation

The Department recommends that the Assessor¹ work closely with newly hired appraisal staff to ensure they receive adequate training, clear procedural guidance, and ongoing support to strengthen organization and workflow within the office. The Assessor¹ should prioritize completing all required reappraisal inspections and new-construction discovery in accordance with NRS and NAC. This includes in the upcoming year reappraising any property that was not reappraised in accordance with the reappraisal cycle last year. Additionally, the Assessor¹ must ensure that all taxpayers are properly noticed before tax bills are issued in July, as required by statute, so that valuation work is complete and all property owners receive accurate and timely notification of any changes to their assessments.

ASSESSOR COMMENTS

Land Outliers:

During the Ratio Study process both myself and the outside contractor responded to the Departments discrepancies by providing supporting documentation as well as offered to sit down and have a discussion in reference to the findings.

I keep a very close eye on all sales, and I honestly did not think there had been that much change in a year, so I did not do an in-depth look/review of the rest of my land due to not having any other appraiser at the close of the 2025-2026 tax roll. If I am still here for the

land appraisal for FY 2027 – 2028 I will assure I take a more in-depth look at all land sales for all areas.

Staff:

The Assessor fully agrees staffing challenges are ongoing and became prevalent during the COVID pandemic. Most recently, the Pershing County Employee’s Association was successful in negotiating a substantial increase. Hopefully this will help retain my current new hires.

DevNet [CAMA]:

The Assessor’s Office began the transition to implement the Marshall & Swift [M&S} Costing system within the DevNet CAMA application in FY 2023 for the City of Lovelock 5-Year [2024-2025] reappraisal cycle; however, due to staffing and not completing the FY 2026 -2027 no further implementation occurred. It is my intent to continue this implementation with my new appraisers during each reappraisal cycle.

Recommendation:

Not all new construction was missed. The remainder of the new construction is currently being discovered and valued. The upcoming FY 2027 -2028 reappraisal cycle has over 2,000 improved parcels to review. In order to stop the impact of the future workload we cannot feasibly conduct and/or successfully complete both cycles while training a new appraiser. At this time, the priority is completion of all new construction and the FY 2027 -2028 reappraisal cycle.

WHITE PINE COUNTY NARRATIVE

2026-27 RATIO STUDY

In 2006, The Assessor¹ began to reappraise land annually. Since then, the Assessor¹ also began to re-cost improvements annually and physically inspect 1/5 of the county each year, using aerial photography and physical inspections, to capture any new improvements added without permits within the last five years. This is the best practice for discovering new improvements.

DEPARTMENT FINDINGS

Property Type	Sample Size	In Ratio	Out of Ratio	Exception Rate
LAND				
Vacant Land (Note 1)	128	127	1	1%
Single-Family Residential Land (Note 2)	17	13	4	24%
Multi-Family Residential Land	41	41	0	0%
Commercial and Industrial Land (Note 3)	21	19	2	10%
Agricultural Land	14	14	0	0%
IMPROVEMENTS				
Single Family Residential Improvements	17	17	0	0%
Multi-family Residential Improvements	41	41	0	0%
Commercial and Industrial Improvements (Note 4)	21	20	1	5%

¹ All references to the Assessor means the Assessor or the Assessor's staff

Note 1: Vacant Land: The only outlier was found in the 4/5 of the county which was not *physically* inspected during the 2026-2027 tax year. This area of Industrial Park shows a higher value than assessed by the Department, it was found that the Assessor¹ was extending beyond the Department's standard practice of 5 years sales history as comparables.

Note 2: Single Family Residential Land: Of the 4 outliers listed above, 4 were found in the 4/5 of the county which was not *physically* inspected during the 2026-2027 tax year. This area of McGill lacks vacant sales, but, has ample improved sales to use as comparables. This area was found out of ratio, the Department only uses 5 years of sales for comparison, it was found that the Assessor¹ was extending beyond 5 years of improved sales to use as comparable.

Note 3: Commercial and Industrial Land: Of the 2 outliers listed above, 2 were found in the 4/5 of the county which was not *physically* inspected during the 2026-2027 tax year. This area of Industrial Park shows a higher value than assessed by the Department, it was found that the Assessor¹ was extending beyond the Department’s standard practice of 5 years sales history as comparables.

Note 4: Commercial and Industrial Improvements: The only outlier was found in the 4/5 of the county which was not *physically* inspected during the 2026-2027 tax year. The one outlier found in Improvements was a radio tower escaping taxation. The Assessor¹ was notified, and this improvement has been added to the subject property.

Property Type	Sample Size Accounts Reviewed	Total Property Records Examined	Records In Ratio	Records Out of Ratio	Exception Rate
Personal Property	54	627	621	6 (Notes)	1%

¹ All references to the Assessor means the Assessor or the Assessor’s staff

Notes: *Records Out of Ratio* reflect outliers after adjusting for computer system rounding differences

1. All outliers were a result of improper life assignments. The Assessor¹ was given a copy of the records to make the appropriate changes.

OBSERVATIONS AND SUMMARY

White Pine County closed the 2026-27 tax roll in the DevNet system. All other unsecured Personal Property was processed and billed in DevNet. All work has been completed in DevNet for the 2026-27 tax year.

Land Valuation: Overall, the White Pine Assessor’s Office has been equitable on land valuations in areas where there are abundant sales comparables. In areas with fewer sales comparables, the Assessor¹ uses sales beyond 5 years which has caused the outliers in this year’s Ratio Study. The Department utilizes standard practice during land valuation of only using comparables sales up to 5 years, only expanding beyond that 5 year timeframe if absolutely necessary and there are no other methods available. The Department recommends expanding in ways other than utilizing sales beyond 5 years, by either giving time adjustments to comparables on geodemographics or size stratifications if current ranges are limited in volume.

Sales Data: When completing Land Valuation, in area of limited sales, the Assessor¹ has used beyond the 5 years of sales data when limited to sales of a certain land type or area.

Personal Property: The Assessor¹ is using their DevNet CAMA system to bill personal property. They have minimal outliers due to clerical error of life age schedules. These errors have been rectified and the Assessor¹ is looking at all similar description items for similar errors. It is understandably difficult to audit all items as they are submitted with unique “Item Descriptions” by the Taxpayers themselves.

Staffing: The White Pine County Assessor’s Office consists of 4 full-time employees, all of whom are dual certified in Personal & Real Property Tax Appraisal by the Department of Taxation.

Neighborhoods: White Pine County has created defined “Neighborhoods” within their CAMA system to stratify in the varying Market Areas Sales Data. These “Neighborhoods” are greatly beneficial to the efficiency and accuracy of Mass Appraisal. White Pine has been willing to be malleable to changes of these “Neighborhoods” and should continue to do so as markets continuously change.

Appraisal Records and Transition: The Assessor¹ is utilizing DevNet as their CAMA system and has been continually updating their process for efficiency and visibility to the Taxpayer.

Improvement Costing: The White Pine County Assessor¹ is following the requirements of NRS 361.227 in the determination of taxable values, by using the correct and current versions of the Marshall and Swift Costing Manual & Department of Taxation Rural Cost Manual with accurate depreciation or obsolescence when applicable. White Pine County has been approved by the Tax Commission to utilize Marshall and Swift multipliers for Lincoln County and they have been correctly using these multipliers county wide, except for the usage of these multipliers on improvements costs from the Rural Manual. These multipliers applied to costs attained from the Rural Manual have been noticed and rectified before the release of the 26-27 tax roll.

FINDINGS AND RECOMMENDATIONS

Finding No. WP 2026-1

Criteria

County assessors are required to physically reappraise all real property at least once every five years, as mandated by NRS 361.260. This statute establishes the five-year reappraisal cycle, which means each property must be inspected and revalued within that period, but it does not specifically authorize or prohibit the use of sales data older than five years for land valuation. As a matter of standard practice, the Department generally avoids using sales that exceed this timeframe unless absolutely necessary. When older sales must be relied upon, they are required to be adjusted to reflect market conditions as of the sale date.

Under NAC 361.1188, adjustments for market conditions are defined as mathematical changes applied to the sales prices of comparable properties to reflect how values have changed over time. These adjustments may only be made when there is clear and verifiable evidence that property values within the relevant area and classification have

increased or decreased since the date of the transaction. Assessors should use reliable market data to determine the appropriate rate of adjustment.

Observed together, these statutory and regulatory requirements guide the Department's practice of using sales data no more than five years old whenever possible and/or applying appropriate market condition adjustments or other age-factoring methods when older sales are used.

Condition

When evaluating land, the Department attempts to utilize the most recent and all comparable sales data available while keeping this stratification to the maximum limit of 5 years. If needed, due to lack of data the Department will expand stratifications of territory or size before expanding in age of sales. Using older than 5 years of sales will stagnate values and not reflect the growth of the market.

Cause

Over 5 years of sales have been used as comparable sales data in some parts of White Pine due to the lack of vacant sales, the lack of volume of sales, or the perceived unfairness of the growth of that market area.

Effect

Using comparable sales older than 5 years in only some market areas without adjustment could stagnate these values, creating potential inequalities across county land valuations. The values of markets using older than 5 years of sales data are potentially being depressed by the older sales and not reflective of the growth of the market.

Recommendation

The Department recommends that the White Pine County Assessor's Office apply the current practice and standard of the Department by using the most recent sales data whenever possible while restricting to the use of no more than 5 years of sales data when conducting land evaluation. If the market area does not have the necessary volume of sales, expanding stratification to larger geodemographics or size could increase volume of recent comparable sales or other methods may be considered. Other techniques include:

- Paired Sales Analysis: Comparing the resale of the same property over time.
- Sales-Resales Analysis: Analyzing multiple sets of similar properties sold at different times.
- Regression Analysis: Using statistical models to identify value trends over the 3- to 5-year period.

Finding No. WP 2026-2

Criteria

Nevada Revised Statutes 361.227(6)(a) provides for the Nevada Tax Commission to establish standards for determining the cost of replacement of improvements of various kinds. Nevada Administrative Code 361.128(2)(a) requires assessors to use the Rural Building Cost Manual adopted by the Commission in determining the cost of rural improvements.

Condition

Within the Department of Taxation's Rural Building Manual states; "Most costs contained in this manual are based on costs extracted from the Marshall and Swift Costing Service Manual. Nevada multipliers have **not** been added to all costs so the local multiplier for the appropriate area must be applied to the costs of the tables with that indication."

The application of Local Cost Multipliers are not to be used unless indicated, White Pine was using Local Cost Multipliers on all improvements using costs from the Rural Manual.

Cause

The sample showed increased value of improvements which the Assessor¹ uses the Rural Manual to apply costs.

Effect

The addition of multipliers to Rural improvements raises the value of all rural improvements unnecessarily, this increase creates inequities across White Pine County improvements which are costed using the Rural Building Manual in this capacity.

Recommendation

The Department notified the Assessor¹ of this discrepancy before the closure of the 26-27 roll. The multipliers were removed before the release of the 2026-27 roll.

ASSESSOR COMMENTS

The White Pine County Assessor appreciates the time and diligence that the Department has put into working with us over the past year on this study. The Department has been a great resource and helped us make great improvements and they should be commended for their responsiveness and thoroughness.



STATE OF NEVADA
DEPARTMENT OF TAXATION

MAIN OFFICE
3850 Arrowhead Drive
Carson City, Nevada 89706

JOE LOMBARDO
Governor

GEORGE KELESIS
Chair, Nevada Tax Commission

SHELLIE HUGHES
Executive Director

May 21, 2026

Lauren Basso-Cerini, Pershing County Assessor
PO Box 89
Lovelock, NV 89419-0000

USPS & Certified Mail. 9489 0090 0027 0499 2107 00

RE: Pershing County Ratio Study

**NEVADA TAX COMMISSION
NOTICE OF DECISION**

The matter of the 2026-2027 Ratio Study for Carson City, Churchill, Elko, Lander, Pershing and White Pine County came before the Nevada Tax Commission (the "Commission") for consideration on May 6, 2026, after due notice to each County Assessor. This matter came before the Commission for approval.

DECISION

The Commission, having considered all evidence and testimony pertaining to the matter, hereby adopts the 2026-2027 Ratio Study as reported by the Department, pursuant to NRS 361.333.

FOR THE COMMISSION:

A handwritten signature in black ink, appearing to read "Shellie Hughes", written over a horizontal line.

SHELLIE HUGHES
Executive Director
Nevada Department of Taxation

cc: Lorna Quisenberry, Supervisor of the Locally Assessed Properties

CERTIFICATE OF SERVICE

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

By mailing a copy thereof, properly addressed, via Certified Mail and First-Class Mail, with postage prepaid to:

Lauren Basso-Cerini, Pershing County Assessor
PO Box 89
Lovelock, NV 89419-0000

USPS & Certified Mail: 9489 0090 0027 6499 2107 66

Dated at Carson City, Nevada this 21 day of May, 2026.



Hector Sepulveda, Administrative Assistant IV



STATE OF NEVADA
DEPARTMENT OF TAXATION

MAIN OFFICE
3850 Arrowhead Drive
Carson City, Nevada 89706

JOE LOMBARDO
Governor

GEORGE KELESIS
Chair, Nevada Tax Commission

SHELLIE HUGHES
Executive Director

May 21, 2026

Lura Duvall, Lander County Assessor
50 State Route 305
Battle Mountain, NV 89820-4300

USPS & Certified Mail. 9489 0020 0027 0499 2107 59

RE: Lander County Ratio Study

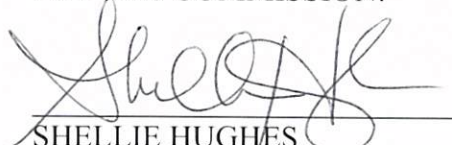
**NEVADA TAX COMMISSION
NOTICE OF DECISION**

The matter of the 2026-2027 Ratio Study for Carson City, Churchill, Elko, Lander, Pershing and White Pine County came before the Nevada Tax Commission (the "Commission") for consideration on May 6, 2026, after due notice to each County Assessor. This matter came before the Commission for approval.

DECISION

The Commission, having considered all evidence and testimony pertaining to the matter, hereby adopts the 2026-2027 Ratio Study as reported by the Department, pursuant to NRS 361.333.

FOR THE COMMISSION:


SHELLIE HUGHES
Executive Director
Nevada Department of Taxation

cc: Lorna Quisenberry, Supervisor of the Locally Assessed Properties

CERTIFICATE OF SERVICE

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

By mailing a copy thereof, properly addressed, via Certified Mail and First-Class Mail, with postage prepaid to:

Lura Duvall, Lander County Assessor
50 State Route 305
Battle Mountain, NV 89820-4300

USPS & Certified Mail: 9489 0090 0027 6499 2107 59

Dated at Carson City, Nevada this 21 day of May, 2026.



Hector Sepulveda, Administrative Assistant IV



STATE OF NEVADA
DEPARTMENT OF TAXATION

MAIN OFFICE
3850 Arrowhead Drive
Carson City, Nevada 89706

JOE LOMBARDO
Governor

GEORGE KELESIS
Chair, Nevada Tax Commission

SHELLIE HUGHES
Executive Director

May 21, 2026

Denise Mondhink-Felton, Churchill County Assessor
155 N Taylor Street, Suite 200
Fallon, NV 89406-0000

USPS & Certified Mail, 9489 0070 0027 0499 2107 00

RE: Churchill County Ratio Study

**NEVADA TAX COMMISSION
NOTICE OF DECISION**

The matter of the 2026-2027 Ratio Study for Carson City, Churchill, Elko, Lander, Pershing and White Pine County came before the Nevada Tax Commission (the "Commission") for consideration on May 6, 2026, after due notice to each County Assessor. This matter came before the Commission for approval.

DECISION

The Commission, having considered all evidence and testimony pertaining to the matter, hereby adopts the 2026-2027 Ratio Study as reported by the Department, pursuant to NRS 361.333.

FOR THE COMMISSION:

A handwritten signature in black ink, appearing to read "Shellie Hughes", written over a horizontal line.

SHELLIE HUGHES
Executive Director
Nevada Department of Taxation

cc: Lorna Quisenberry, Supervisor of the Locally Assessed Properties

CERTIFICATE OF SERVICE

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

By mailing a copy thereof, properly addressed, via Certified Mail and First-Class Mail, with postage prepaid to:

Denise Mondhink-Felton, Churchill County Assessor
155 N Taylor Street, Suite 200
Fallon, NV 89406-0000

USPS & Certified Mail: 9489 0090 0027 6499 2107 35

Dated at Carson City, Nevada this 21 day of May, 2026.



Hector Sepulveda, Administrative Assistant IV



STATE OF NEVADA
DEPARTMENT OF TAXATION

MAIN OFFICE
3850 Arrowhead Drive
Carson City, Nevada 89706

JOE LOMBARDO
Governor

GEORGE KELESIS
Chair, Nevada Tax Commission

SHELLIE HUGHES
Executive Director

May 21, 2026

Janet Iribarne, Elko County Assessor
550 Court Street
Elko, NV 89801-0000

USPS & Certified Mail. 9489 0020 0027 6499 2107 42

RE: Elko County Ratio Study

**NEVADA TAX COMMISSION
NOTICE OF DECISION**

The matter of the 2026-2027 Ratio Study for Carson City, Churchill, Elko, Lander, Pershing and White Pine County came before the Nevada Tax Commission (the "Commission") for consideration on May 6, 2026, after due notice to each County Assessor. This matter came before the Commission for approval.

DECISION

The Commission, having considered all evidence and testimony pertaining to the matter, hereby adopts the 2026-2027 Ratio Study as reported by the Department, pursuant to NRS 361.333.

FOR THE COMMISSION:

A handwritten signature in black ink, appearing to read "Shellie Hughes", written over a horizontal line.

SHELLIE HUGHES
Executive Director
Nevada Department of Taxation

cc: Lorna Quisenberry, Supervisor of the Locally Assessed Properties

CERTIFICATE OF SERVICE

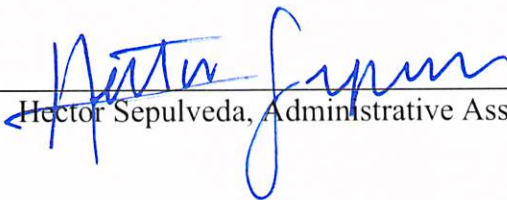
I hereby certify that on this day I served the foregoing Nevada Tax Commission Notice of Decision upon all parties of record in the proceeding as follows:

By mailing a copy thereof, properly addressed, via Certified Mail and First-Class Mail, with postage prepaid to:

Janet Iribarne, Elko County Assessor
550 Court Street
Elko, NV 89801-0000

USPS & Certified Mail: 9489 0090 0027 6499 2107 42

Dated at Carson City, Nevada this 21 day of May, 2026.



Hector Sepulveda, Administrative Assistant IV



STATE OF NEVADA
DEPARTMENT OF TAXATION

MAIN OFFICE
3850 Arrowhead Drive
Carson City, Nevada 89706

JOE LOMBARDO
Governor

GEORGE KELESIS
Chair, Nevada Tax Commission

SHELLIE HUGHES
Executive Director

May 21, 2026

Kimberly Adams, Carson City County Assessor
201 N Carson Street, Suite 6
Carson City, NV 89701-0000

USPS & Certified Mail: 9439 0020 0027 0499 2107 28

RE: Carson City County Ratio Study

**NEVADA TAX COMMISSION
NOTICE OF DECISION**

The matter of the 2026-2027 Ratio Study for Carson City, Churchill, Elko, Lander, Pershing and White Pine County came before the Nevada Tax Commission (the "Commission") for consideration on May 6, 2026, after due notice to each County Assessor. This matter came before the Commission for approval.

DECISION

The Commission, having considered all evidence and testimony pertaining to the matter, hereby adopts the 2026-2027 Ratio Study as reported by the Department, pursuant to NRS 361.333.

FOR THE COMMISSION:

A handwritten signature in black ink, appearing to read "Shellie Hughes", written over a horizontal line.

SHELLIE HUGHES
Executive Director
Nevada Department of Taxation

cc: Lorna Quisenberry, Supervisor of the Locally Assessed Properties

CERTIFICATE OF SERVICE

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

By mailing a copy thereof, properly addressed, via Certified Mail and First-Class Mail, with postage prepaid to:

Kimberly Adams, Carson City County Assessor
201 N Carson Street, Suite 6
Carson City, NV 89701-0000

USPS & Certified Mail: 9489 0090 0027 6499 2107 28

Dated at Carson City, Nevada this 21 day of May, 2026.



Hector Sepulveda, Administrative Assistant IV