



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

October 13, 2026

TO: All Assessors

RE: Golf Course Tables

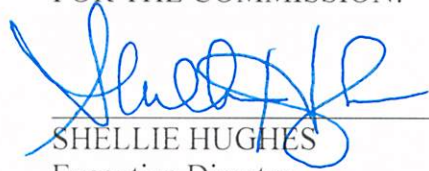
**NEVADA TAX COMMISSION
NOTICE OF DECISION**

The matter of the Addendum to Bulletin 216, 2027-2028 Agricultural Land Values and Open Space Property Procedures to assess the taxable value of land that fall into subject categories, came before the Nevada Tax Commission (the "Commission") for consideration on October 5, 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 Bulletin 216, 2026-2027 Agricultural Land Values and Open Space Property Procedures as reported by the Department for use by the County Assessors pursuant to NRS 361.325(1) and NRS 361A.225(2).

FOR THE COMMISSION:


SHELLIE HUGHES
Executive Director
Nevada Department of Taxation

cc: Connor Marriott, Coordinator of Assessment Standards

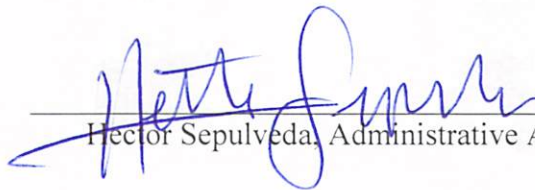
CERTIFICATE OF SERVICE

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 emailing a copy thereof:

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

Dated at Carson City, Nevada this 13th day of October, 2026.



Hector Sepulveda, Administrative Assistant IV

NEVADA TAX COMMISSION

October 5, 2026

TOPIC:

Approval of Addendum to Bulletin 216, 2027-2028 Agricultural Land Values and Open Space Property Procedures – Golf Course Tables

AUTHORITY:

Nevada Revised Statutes 361A.225(2) provides that the Nevada Tax Commission will establish a manual for determining the value for open-space use of real property used as a golf course. NRS 361A.225(2)(b) requires publishing the modifiers of the Marshall and Swift Publication Company for the purpose of valuing improvements; and for the purpose of valuing land, using the CPI (All Items) index for July 1 of the current year as compared to July 1, 2004.

RECOMMENDATION:

The Department recommends the Nevada Tax Commission adopt the Addendum to Bulletin 216, 2027-2028 Agricultural Land Values and Open Space Property Procedures – Golf Course Tables.

EXPLANATION:

The Agricultural Land Values and Open Space Property Procedures are reviewed annually by the staff at the Division of Excise & Local Government Services and the instructions are updated annually. The bulletin is used to assess the taxable value of land falling into the subject categories. The 2027-2028 Agricultural Bulletin, which contains the methodology for valuing golf courses, was adopted by the Commission on May 6, 2026. This is an addendum to update the improvement indices and CPI factor for golf course properties.

The permanent regulations governing valuation of open-space golf courses adopted by the Commission, effective October 31, 2007, are included in the Agricultural Bulletin adopted in May. Because the new regulations require the CPI to be calculated from July 1st each year, the Agricultural Bulletin cannot be updated for golf course open space until after the July CPI is obtained.

APPLICABLE STATUTES AND/OR REGULATIONS:

NRS 361A.225(2)

Nevada Department of Taxation
Golf Course Cost Tables
2027-2028
Addendum to 2027-2028 Agricultural Bulletin

GOLF COURSE OPEN-SPACE LAND VALUE			07/2026
OPEN SPACE DISCOUNT FACTOR = 0.74			
Series Id: CUUR0400SA0,CUUS0400SA0			
Not Seasonally Adjusted			
Area: West urban			
Item: All items			
Base Period: 1982-84=100		Bureau of Labor Statistics	
YEAR	JULY CPI	FACTOR	TAXABLE \$ / ACRE
2026	353.569	1.83	\$ 5,234
2025	343.234	1.78	\$ 5,091
2024	333.174	1.73	\$ 4,948
2023	324.865	1.68	\$ 4,805
2022	313.951	1.63	\$ 4,662
2021	289.863	1.50	\$ 4,290
2020	275.597	1.43	\$ 4,090
2019	271.029	1.41	\$ 4,033
2018	263.971	1.37	\$ 3,918
2017	254.708	1.32	\$ 3,775
2016	248.412	1.17	\$ 3,681
2015	245.040	1.19	\$ 3,641
2014	241.850	1.22	\$ 3,594
2013	236.341	1.23	\$ 3,518
2012	231.893	1.20	\$ 3,432
2011	227.805	1.18	\$ 3,375
2010	221.331	1.15	\$ 3,289
2009	219.484	1.14	\$ 3,260
2008	223.867	1.16	\$ 3,318
2007	212.542	1.10	\$ 3,146
2006	206.700	1.07	\$ 3,060
2005	198.600	1.03	\$ 2,946
2004	192.900		\$ 2,860

M&S LOCAL COST MULTIPLIER--S	
SECTION 99 PAGE 8	01/2027
NEVADA	1.14
CARSON CITY	1.10
CHURCHILL	1.05
CLARK	1.15
DOUGLAS	1.10
ELKO	1.15
ESMERALDA	0.95
EUREKA	1.15
HUMBOLDT	1.15
LANDER	1.15
LINCOLN	1.05
LYON	0.95
MINERAL	1.05
NYE	0.95
PERSHING	1.05
STOREY	1.14
TAHOE	1.22
WASHOE	1.14
WHITE PINE	1.05

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

Nevada Department of Taxation
Golf Course Cost Tables
2027-2028
Addendum to 2027-2028 Agricultural Bulletin

COST RANGE PER HOLE		M&S CURRENT GCM* =		1.02
01/2026		QUALITY		
POINTS	CLASS	L	M	H
0	I	114,240	135,150	156,060
301	II	163,200	197,880	232,560
451	III	235,620	291,210	346,800
541	IVS	353,940	461,040	568,140
611	IVG	508,980	647,700	786,420
651	IVE	995,520	1,278,570	1,561,620

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

COST RANGE PER HOLE		M&S SECTION 67 PAGE 1		12/2025
		QUALITY		
POINTS	CLASS	L	M	H
0	I	112,000	132,500	153,000
301	II	160,000	194,000	228,000
451	III	231,000	285,500	340,000
541	IVS	347,000	452,000	557,000
611	IVG	499,000	635,000	771,000
651	IVE	976,000	1,253,500	1,531,000

COMPONENT COSTS PER HOLE		LOW COST		MEDIUM		HIGH COST	
01/2026	WITH M&S GCM = 1.02	I	II	III	IVS	IVG	IVE
STORM DRAINS		7,190	21,010	31,315	66,045	91,800	145,860
BRIDGES, RAILINGS, TUNNELS		2,625	9,180	13,160	20,705	22,645	36,820
WATER FEATURES		9,180	24,990	46,205	71,145	91,800	234,600

COMPONENT COSTS PER HOLE		LOW COST		MEDIUM		HIGH COST	
12/2025	M&S SEC 67 PG 1	I	II	III	IVS	IVG	IVE
STORM DRAINS		7,050	20,600	30,700	64,750	90,000	143,000