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In the Matter of: )  
Douglas County Assessor )  
Eureka County Assessor )  
Lander County Assessor )  
Lyon County Assessor )  
Storey County Assessor )  
Washoe County Assessor )

**Request for Approval of Land Factors**

**NOTICE OF DECISION**

***Appearances***

Terry Rubald, Chief, Division of Assessment Standards, Bruce Bartolowits, Supervisor, Locally-Assessed Property Section, and Doug Bixby, Coordinator, Division of Assessment Standards, appeared on behalf of the Department of Taxation.

Doug Sonnemann, Douglas County Assessor; and Josh Wilson on behalf of the Washoe County Assessor appeared for their respective counties.

***Summary***

The matter of the approval of land factors to be applied to the value of land for the 2008-2009 tax year as proposed by county assessors came before the Nevada Tax Commission (Commission) for hearing in Carson City, Nevada, on November 5, 2007, after due notice to the Assessor. The Commission reviewed the proposed land factors and the report of the Department.

**DECISION**

The Commission, having considered all evidence and testimony pertaining to the matter, hereby approves the land factors proposed by county assessors as reported by the Department and attached to this decision. The Commission approves the proposed factors pursuant to the authority granted in NRS 361.260(5).

BY THE NEVADA TAX COMMISSION THIS 3<sup>rd</sup> DAY OF DECEMBER, 2007.

Dino DiCianno, Executive Director



DEPARTMENT OF TAXATION

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Division of Assessment Standards

# 2008-2009 Land Factor Report

DIVISION OF ASSESSMENT STANDARDS

# 2008-2009 Land Factor Report

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# 2008-2009 Land Factors: Executive Summary

## *Statutory Framework*

**L**and factors have been applied to non-reappraisal areas since the tax shift in 1981 when the requirement to factor became law under SB 69. Prior to 1981, the law only required the assessor to reappraise all property at least once every five years. In 1985, NRS 361.260 was further modified by AB 194 requiring the *median* ratio of assessed value to taxable value be not less than 30 percent nor more than 35 percent.

NRS 361.260 (5) as amended in 2003 now states:

*The factor for land must be developed by the county assessor and approved by the Commission. The factor for land must be so chosen that the median ratio of the assessed value of the land to the taxable value of the land in each area subject to the factor is not less than 30 percent nor more than 35 percent.*

## *Practical Purpose*

The practical purpose of land factors is to avoid big jumps in value during non-reappraisal years. If an assessor waited for five years to determine the full cash value of the land, the appreciation in value over time could be substantial. In order to avoid excessive fluctuations every five years, the law requires county assessors to apply factors to land to reasonably represent the change, if any, in the full cash value since the preceding year.

## *Sales Database*

Historically, the Department has provided an analysis of land factors proposed by county assessors to assist the Tax Commission in determining whether the proposed land factor should be adopted. The Department applies a statistical analysis program to the sales database supplied by county assessors. NAC 361.151 requires the county assessor to provide the Department with sales data on all real property sales on or before April 1 of each year.

## *Analytical Criteria*

The objective of performing the land factor study is to promote uniformity in land valuation. By law, uniformity is considered to be achieved when the median ratio of assessed value to the taxable, or full cash value, of the land falls between 30 and 35%. In other words, when all the ratios of the sales are arrayed, the median ratio should fall in the range of 30 to 35%. When the median does not fall in the range, the assessor must determine what factor, which, when applied to the assessed value, will bring the median into the allowable range.

The criteria the Department uses in reviewing the sales data from each assessor include:

- 1.) Is the sample size of sales data large enough to support a conclusion?
- 2.) Does the data support a single conclusion, or can more than one conclusion be reached?
- 3.) What is the median ratio before and after application of a factor?
- 4.) Is the median ratio within the statutory range of 30-35% after application of a factor?
- 5.) What is the factor that results in the highest median ratio and still be in range?
- 6.) What is the resulting coefficient of dispersion (COD), and is it at an acceptable level?
- 7.) Do the confidence intervals<sup>1</sup> support the conclusion that the sample as a whole is at the legally required level?

### *Understanding the Report*

Based on the criteria above, the Department assigns the following descriptions in the Land Factor Report to show whether the factor selected by the assessor is adequate:

A designation of “S” means “satisfactory.” The Department agrees the assessor’s proposed factor is supported by sufficient data and meets all analytical tests. The resulting median ratio is within range, but may not be the factor that results in the highest median ratio that is within range.

A designation of “I” means “inconclusive.” “Inconclusive” means that the Department cannot determine beyond a reasonable doubt that the true population median satisfies the legal requirement. The Department finds the assessor’s proposed factor generally results in a median within the range required by law, but may otherwise have sparse or indeterminate data to support it. The data fails one or more analytical tests.

For instance, the median of the sample may be within range, however, the upper and/or lower confidence intervals may not be within the boundaries of 30 to 35%. If both the high and low confidence interval are outside the range, this could mean that some or many of the actual observations are outside the range. Other reasons why an “I” designation could be made are that, while the median meets the range required by law for an “I” rating, the number of sales may be too few to define a confidence interval; the coefficient of dispersion (COD) may be high; the confidence intervals may be above or below the limits, or the shape of distribution may be skewed high or low or indicate a bimodal trend.

When these types of conditions occur, the statistical analysis cannot specifically prove whether the proposed factor is “right” or “wrong.” Where a rating of “I” is listed, typically the Department cannot materially improve the

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<sup>1</sup> A confidence interval is used to make inferences about population parameters. Defined as “The required degree of confidence in a statistical test, commonly 90, 95, or 99 percent. A 95 percent confidence interval would mean, for example, that one can be 95 percent confident that the population parameter (such as the median or mean ratio of appraised valued to market values) falls in the indicated range.” Property Appraisal and Assessment Administration, (IAAO 1990) p. 638.

results by substituting other factors, even though other factors are tested to see if the proposed factor can be improved. *In that event, the Department typically recommends that the Assessor's proposal be adopted because the requirements of the statute have been fulfilled, which is to say, the median is within the range. The Department, however, does not endorse the Assessor's proposed factor.*

A designation of "N" means "not supported by sales". The Department finds the assessor's proposed factor is not supported by market sales, usually because the median ratio falls above or below the required range. The Department typically recommends the assessor revise the proposed factor, or that the factored area be reappraised. Alternative recommendations may be proposed.

A designation of "N" may also mean the appraisal performance quality indicators may be poor. The options that can be considered include adoption of the proposed factor and direct the Department to perform a special ratio study apart from the main ratio study to include observations from the proposed area; recommend reappraisal rather than factoring; or revisit the stratification of factor areas and consolidate the proposed area with other areas or property types to obtain a sufficient sample size having a median within the range. Assessors may have additional suggestions.

Most of the proposed areas received an "I" rating from the Department. These findings illustrate most often the difficulties county assessors face in determining land factors when there are few valid sales from which to make a determination, particularly when stratified for area, sale date, and type of property,

### *Measures of central tendency*

The Department reviews measures of central tendency, called "point estimates," including the median, mean, and aggregate. The only legal requirement is to test whether the median assessment ratio is within the range of 30-35%. The mean ratio is the arithmetic average of the ratios. The mean can be a valid estimator of the mean level of appraisal in the population, however, it is more easily affected by outliers. The aggregate is weighted for each dollar of value in the sample.

### *Measures of Variability*

The Department reviews measures of variability, including the median coefficient of dispersion (COD) and the mean coefficient of variation (COV). The COD measures the average percentage deviation of the ratios from the median ratio. The COV also measures dispersion around the mean and generally requires a normal distribution for accuracy.

### *Vertical Inequity*

The Department reviews the MRD which is an index for measuring vertical inequity. The statistic should be close to 1.00. Measures significantly above 1.00 tend to indicate assessment regressivity and measures below 1.00 suggest assessment progressivity.

### *Supplemental Tests*

The Department also occasionally uses the Kruskal-Wallis test to determine whether three or more property groups are appraised at equal percentages of market value; the binomial test to determine whether the level of appraisal meets statutory requirements; and the Mann-Whitney-Wilcoxon and Wald Wolfowitz tests to determine whether two property groups are appraised at equal percentages of market value.

### *Reappraisal Counties*

The following counties have elected to reappraise all land within the county rather than apply any factors:

- Carson City
- Churchill County
- Clark County
- Elko County
- Esmeralda County
- Humboldt County
- Lincoln County
- Mineral County
- Nye County
- Pershing County
- White Pine County

The remaining 6 counties have conducted factor studies and request approval of the factors contained in this report. Most of the remaining 6 counties have indicated they are working toward reappraisal of all land within the next two to three years, and will ultimately abandon factor studies.

# STATEWIDE SUMMARY 2008-2009 LAND FACTORS

COUNTY	PHYSICAL AREA	FACTORED AREA	TOTAL PARCELS	PERCENT OF STATE	PERCENT OF COUNTY REAPPRAISED	PARCELS WITH FACTOR <> 1.00	PERCENT OF COUNTY FACTORED	NUMBER OF SALES
DOUGLAS	6,683	20,863	27,546	11.42%	24.26%	209	0.76%	177
EUREKA	466	3,599	4,065	1.69%	11.46%	1,595	39.24%	212
LANDER	469	4,874	5,343	2.22%	8.78%	177	3.31%	243
LYON	9,136	22,284	31,420	13.03%	29.08%	13,006	41.39%	467
STOREY	1,243	3,666	4,909	2.04%	25.32%	1,462	29.78%	260
WASHOE	86,452	81,444	167,896	69.61%	51.49%	75,457	44.94%	4,485
<b>STATEWIDE</b>	<b>104,449</b>	<b>136,730</b>	<b>241,179</b>	<b>100.00%</b>	<b>43.31%</b>	<b>91,906</b>	<b>38.11%</b>	<b>5,844</b>

PERCENTAGE OF STATE REAPPRAISED	43.31%	AVERAGE % OF COUNTY REAPPRAISED	25.07%
PERCENTAGE OF STATE WITH FACTOR > 1.00	18.59%	AVERAGE % OF COUNTY WITH FACTOR = 1.00	48.36%
PERCENTAGE OF STATE WITH FACTOR < 1.00	38.11%	AVERAGE % OF COUNTY WITH FACTOR < > 1.00	26.57%

NOTE: Absence of Factor indicates a Factor of 1.00.

NOTE: Carson City, Churchill, Clark, Elko, Esmeralda, Humboldt, Lincoln, Mineral, Nye, Pershing, and White Pine Counties do not calculate or apply land factors because all land is reappraised each year.

# DOUGLAS COUNTY 2008-2009 LAND FACTORS

AREA	DESCRIPTION	YEAR APPRAISED	ASSESSOR FACTOR	MEDIAN	NON AG PARCELS	PERCENT OF COUNTY	PARCELS CHANGED BY FACTORS OTHER THAN ONE	PERCENT OF COUNTY	NUMBER OF SALES	COMMENTS ON TESTING FACTORS
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**PHYSICAL AREA**

Books 0823 through 1123; Book 1220, Sections 03, 04, 05 and a portion of 06 & 10; Book 1320, Sections 29 through 33; a portion of Book 1221; Books 1222 & 1223; Books 1322 through 1324; and Books 1422 through 1424.	South Douglas County including Topaz Lake, Topaz Ranch Estates and Antelope Valley; the Towns of Minden & Gardnerville; and the east side of Douglas County including the Pinenut Mountains.	2007	REAPPRAISAL		6,683	24.26%	-	0.00%		
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**PHYSICAL AREA TOTAL**

					6,683	24.26%	-	0.00%		
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**FACTORED AREA**

Book 1219, Section 22	Jobs Peak Ranch, Unit 5	2004	0.85	34.2%	14	0.05%	14	0.05%	6	S
Portion of Book 1219	Balance of Jobs Peak Ranch	2004	1.00	31.8%	104	0.38%	-	0.00%	3	(1); (2); / I
Books 1219, 1220, 1319, 1320, 1419 & 1420	Most of Carson Valley	Various	1.00	30.5%	15,465	56.14%	-	0.00%	141	(1); (5); (6) / I
Portion of Book 1319, Sections 03 & 10	Genoa Lakes Single Family lots	2004	1.45	30.7%	124	0.45%	124	0.45%	5	(1); (2); / I

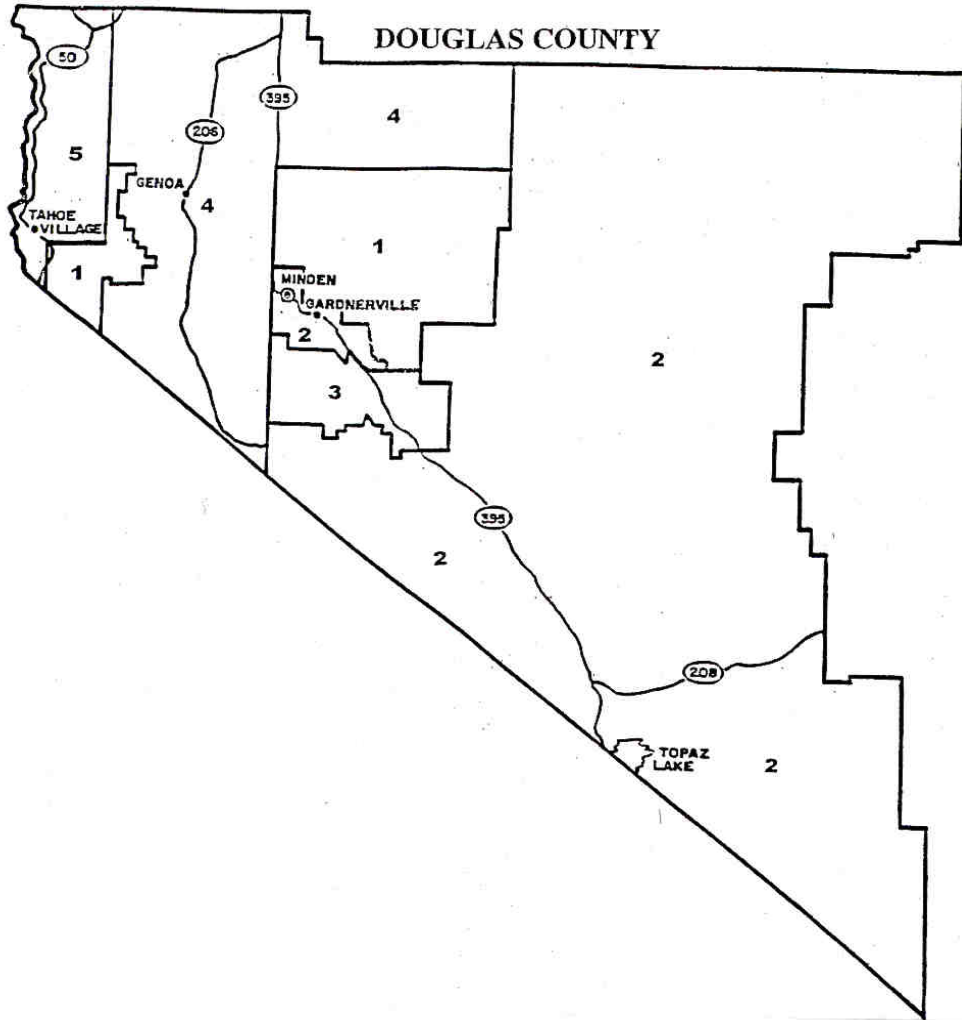
# DOUGLAS COUNTY 2008-2009 LAND FACTORS

AREA	DESCRIPTION	YEAR APPRAISED	ASSESSOR FACTOR	MEDIAN	NON AG PARCELS	PERCENT OF COUNTY	PARCELS CHANGED BY FACTORS OTHER THAN ONE	PERCENT OF COUNTY	NUMBER OF SALES	COMMENTS ON TESTING FACTORS
Portion of Book 1220-08, 09, & 17	Montana at Genoa Lakes Golf Resort	2004	1.20	32.4%	71	0.26%	71	0.26%	13	R
Books 1318 and 1418	Lake Tahoe area	2005 & 2006	1.00	33.7%	5,085	18.46%	-	0.00%	9	(1); (5) / I
<b>ALL REMAINING AREAS</b>		Various	n/a		-	0.00%	-	0.00%	-	
<b>FACTORED AREA TOTAL</b>					20,863	75.74%	209	0.76%	177	
<b>COUNTY TOTAL</b>					27,546	100.00%	209	0.76%	177	

**Comment Code:**  
 S = Satisfactory  
 I = Inconclusive  
 N = Not supported by sales  
 R = Reappraisal preferred over factoring

**Comment Code:**  
 (1) Substituting other factors does not materially improve results.  
 (2) Less than 6 sales - no confidence interval  
 (3) bimodal distribution - few sales in range  
 (4) median out of range but confidence interval brackets range  
 (5) Median in range but one or both confidence intervals exceed limits  
 (6) High COD

# DOUGLAS COUNTY 2008-2009 LAND FACTORS



DESCRIPTION	WORK YEAR	TAX ROLL	AREA
TOWNS OF GARDNERVILLE & MINDEN, PINENUT REGION, TRE & TOPAZ LAKE	2007	2008-09	2
KINGSBURY GRADE, EAST VALLEY	2006	2007-08	1
LAKE TAHOE (INCLUDING CASINOS)	2005	2006-07	5
NORTH & WEST CARSON VALLEY, JACK'S VALLEY, GENOA	2004	2005-06	4
GARDNERVILLE RANCHOS & RUHENSTROH	2003	2004-05	3

## **Douglas County Land Factors**

### **Note 1**

#### **Portion of Book 1220-08, 09, & 17 (described as Montana at Genoa Lakes Golf Resort):**

The Assessor developed a factor of 1.20 using an abstraction methodology to derive a value for land. Using 13 improved sales, the Assessor found the factor resulted in a median ratio of 32.4%, with a lower confidence interval of 22.1% and an upper confidence level of 29.8%, which suggests that the true median may or may not be within the statutory range. The COD is 17.3% which is within IAAO guidelines. While the median ratio is within statutory guidelines, reappraisal of the described area is preferred over factoring since there is no consensus model in existence for the application of the alternative methodologies (abstraction or allocation) in the absence of a sufficient vacant land sale analysis.

**THE TAX COMMISSION VOTED TO ACCEPT THE LAND FACTOR RECOMMENDED BY ASSESSOR.**

# EUREKA COUNTY

## 2008-2009 LAND FACTORS

AREA	DESCRIPTION	YEAR APPRAISED	ASSESSOR FACTOR	MEDIAN	NON AG PARCELS	PERCENT OF COUNTY	PARCELS CHANGED BY FACTORS OTHER THAN ONE	PERCENT OF COUNTY	NUMBER OF SALES	COMMENTS ON TESTING FACTORS
<b>PHYSICAL AREA</b>										
Book 7	Diamond Valley	2007	REAPPRAISAL		466					
					<b>466</b>	<b>11.46%</b>				
<b>FACTORED AREA</b>										
Book 1	District 1				499	12.28%				
Book 1	Eureka Townsite 20,000 sq ft and under	2006	1.50	33.1%	358	8.81%	358	8.81%	5	(2)/I
Book 1	Eureka Townsite 20,001 - 30,000 sq ft	2006	1.00	-	51	1.25%	-	0.00%	-	(2)/I
Book 1	Eureka Townsite 30,001 - 43,559 sq ft	2006	1.00	-	24	0.59%	-	0.00%	-	(2)/I
Book 1	Eureka Townsite 1.00 - 2.99 acres	2006	1.00	-	32	0.79%	-	0.00%	-	(2)/I
Book 1	Eureka Townsite 3.00 acres and over	2006	1.00	-	34	0.84%	-	0.00%	-	(2)/I
Books 4 - 8	District 4				1,388	34.15%				
Books 4 - 8	General County (excluding districts 3 & 5) 5.99 acres and under	2005	1.00	-	29	0.71%	-	0.00%	-	(2)/I
Books 4 - 8	General County (excluding districts 3 & 5) 6.00 - 14.99 acres	2005	1.00	34.1%	285	7.01%	-	0.00%	29	(1);(3);(5);(6)/I
Books 4 - 8	General County (excluding districts 3 & 5) 15.00 - 59.99 acres	2005	1.14	32.8%	470	11.56%	478	11.76%	36	(1);(3);(5);(6)/I
Books 4 - 8	General County (excluding districts 3 & 5) 60.00 - 119.99 acres	2005	1.00	14.2%	103	2.53%	-	0.00%	5	(2)/I
Books 4 - 8	General County (excluding districts 3 & 5) 120.00 - 639.99 acres	2005	1.26	30.1%	90	2.21%	90	2.21%	18	(1);(3);(5);(6)/I
Books 4 - 8	General County (excluding districts 3 & 5) 640.00 acres and over	2005	1.00	30.3%	400	9.84%	-	0.00%	9	(1);(3);(5);(6)/I
Book 8	General County 80.00 acres and over	2005	1.00	15.6%	11	0.27%	-	0.00%	1	(2)/I
Book 2	District 2				506	12.45%				
Book 2	Crescent Valley #1 20,000 - 26,999 sq ft	2004	0.65	34.8%	188	4.62%	188	4.62%	9	(1);(5);(6)/I
Book 2	Crescent Valley #1 27,000 sq ft - 35,999 sq ft	2004	1.00	32.2%	156	3.84%	-	0.00%	8	(1);(3);(5);(6)/I
Book 2	Crescent Valley #1 36,000 sq ft - 43,559 sq ft	2004	1.00	35.0%	33	0.81%	-	0.00%	3	(2)/I
Book 2	Crescent Valley #1 1.00 - 1.20 acres	2004	1.00	-	8	0.20%	-	0.00%	-	(2)/I
Book 2	Crescent Valley #1 1.21 - 3.00 acres	2004	0.77	34.7%	104	2.56%	104	2.56%	5	(2)/I

# EUREKA COUNTY 2008-2009 LAND FACTORS

AREA	DESCRIPTION	YEAR APPRAISED	ASSESSOR FACTOR	MEDIAN	NON AG PARCELS	PERCENT OF COUNTY	PARCELS CHANGED BY FACTORS OTHER THAN ONE	PERCENT OF COUNTY	NUMBER OF SALES	COMMENTS ON TESTING FACTORS
Book 2	Crescent Valley #1 3.01 - 4.00 acres	2004	1.00	-	5	0.12%	-	0.00%	-	(2)/I
Book 2	Crescent Valley #1 4.01 - 5.00 acres	2004	1.00	23.4%	9	0.22%	-	0.00%	1	(2)/I
Book 2	Crescent Valley #1 5.01 - 6.00 acres	2004	1.00	-	3	0.07%	-	0.00%	-	(2)/I
Book 3	District 4				740	18.20%				
Book 3	Crescent Valley #3	2004	2.20	32.7%	127	3.12%	127	3.12%	10	(1);(3);(5);(6)/I
Book 3	Crescent Valley #4	2004	0.90	33.4%	112	2.76%	112	2.76%	12	(1);(3);(5);(6)/I
Book 3	Crescent Valley #5	2004	1.00	47.0%	30	0.74%	-	0.00%	2	(2)/I
Book 3	Nevelco #1	2004	1.00	49.0%	50	1.23%	-	0.00%	12	(1);(3);(5);(6)/I
Book 3	Nevelco #2	2004	0.25	30.8%	138	3.39%	138	3.39%	27	(1);(5);(6)/I
Book 3	El Cortez Ranch #1	2004	1.00	31.5%	48	1.18%	-	0.00%	16	(1);(5)/S
Book 3	Walker Villa	2004	1.00	-	50	1.23%	-	0.00%	-	(2)/I
Book 3	Mineral Hot Springs	2004	1.00	-	12	0.30%	-	0.00%	-	(2)/I
Book 3	Pioneer Pass #1	2004	1.00	38.1%	61	1.50%	-	0.00%	4	(2)/I
Book 3	Pioneer Pass #2	2004	1.00	-	28	0.69%	-	0.00%	-	(2)/I
Book 3	Beowawe	2004	1.00	-	58	1.43%	-	0.00%	-	(2)/I
Book 3	Palisade	2004	1.00	-	26	0.64%	-	0.00%	-	(2)/I
Books 4 - 8	Dist 4 - All Outside Agricultural Properties	2003								
<b>FACTORED AREA TOTAL</b>					<b>3,599</b>	<b>88.54%</b>	<b>1,595</b>	<b>39.24%</b>	<b>212</b>	
<b>COUNTY TOTAL</b>					<b>4,065</b>	<b>100.00%</b>	<b>1,595</b>	<b>39.24%</b>	<b>212</b>	

**Comment Code:**

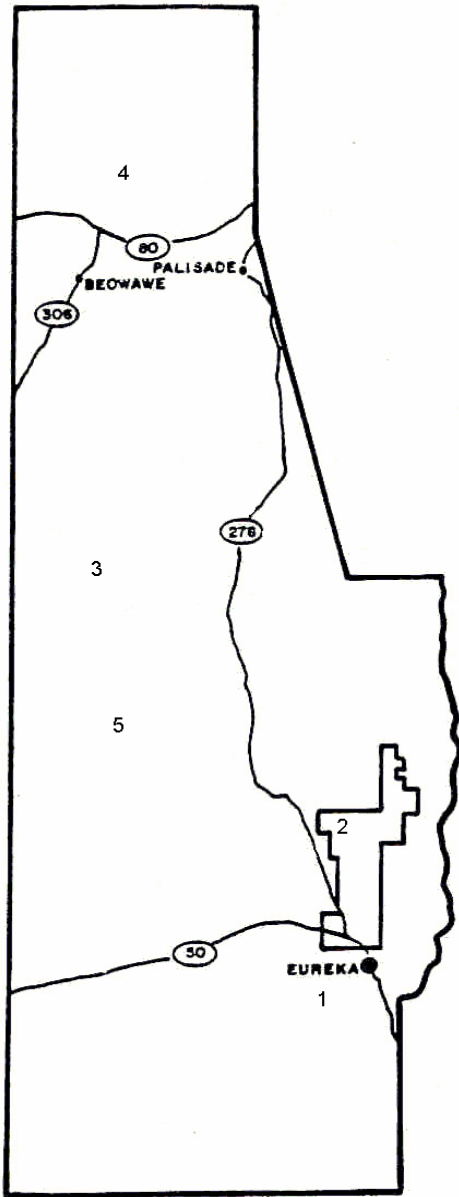
- S = Satisfactory
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- N = Not supported by sales
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**Comment Code:**

- (1) Substituting other factors does not materially improve results.
- (2) Less than 6 sales - no confidence interval
- (3) Bimodal distribution - few sales in range
- (4) Median out of range but confidence interval brackets range
- (5) Median in range but one or both confidence intervals exceed limits
- (6) High COD

**EUREKA COUNTY**

**EUREKA COUNTY  
2008-2009 LAND FACTORS**



DESCRIPTION	WORK		AREA
	YEAR	TAX ROLL	
ALL DIAMOND VALLEY	2007	2008-09	2
EUREKA TOWN	2006	2007-08	1
GENERAL COUNTY (NON-AG)	2005	2006-07	5
ALL NORTHERN RURAL SUBS	2004	2005-06	4
ALL OUTSIDE AGRICULTURAL	2003	2004-05	3

# LANDER COUNTY

## 2008-2009 LAND FACTORS

AREA	DESCRIPTION	YEAR APPRAISED	ASSESSOR FACTOR	MEDIAN	NON AG PARCEL	PERCENT OF COUNTY	PARCELS CHANGED BY FACTOR OTHER THAN ONE	PERCENT OF COUNTY	NUMBER OF SALES	COMMENTS ON TESTING FACTORS
<b>PHYSICAL AREA</b>										
Tax District 1	AUSTIN TOWN (Bk. 1)	2007			377	7.06%		0.00%		
Tax District 5	ANTELOPE REESE RD. (Bk. 5 Only)	2007			10	0.19%	-	0.00%		
Tax District 6	AUSTIN ROAD (Bk. 5 Only)	2007			82	1.53%		0.00%		
<b>PHYSICAL AREA TOTAL</b>					<b>469</b>	<b>8.78%</b>				
<b>FACTORED AREA</b>										
Tax District 3	KINGSTON TOWN	2006	1.00	24.5%	986	18.45%		0.00%	54	R, (3), (6)
Tax District 4	GILLMAN SPRINGS RANCH	2006	0.75	30.2%	120	2.25%	120	2.25%	7	S, (5)
Tax District 7	BATTLE MOUNTAIN ROAD <20 Acres	2005	1.00	13.3%	278	5.20%		0.00%	8	N, R, (3), (6)
Tax District 7	BATTLE MOUNTAIN ROAD >=20 Acres	2005	1.00	18.4%	480	8.98%		0.00%	27	N, R, (3), (6)
Tax District 2	Battle Mountain Town (MFR & Com)	2005	1.00	18.0%	356	6.66%	-	0.00%	2	I, (2)
Tax District 2	Battle Mt. Town Res (Excpt. Crystal Sage)	2004	1.00	30.2%	1,002	18.75%		0.00%	10	S, (5)
Tax District 2	Battle Mt. Town Res (Crystal Sage SD only)	2004	0.79	35.0%	37	0.69%	37	0.69%	37	S, (5)
Tax District 8	BATTLE MTN ROAD SPECIAL (Bk. 11 Fouts SD (Pgs. 11-04 & 11-05))	2003	1.00	33.2%	83	1.55%	-	0.00%	10	S, (5)
Tax District 8	BATTLE MTN ROAD SPECIAL (Bk. 11 / Malone Construction SD / Pg. 11-03)	2003	1.8	34.8%	20	0.37%	20	0.37%	12	S, (5)
Tax District 8	BATTLE MTN ROAD SPECIAL (Bk. 11 Xcpt. Fouts & Malone (< 20 acres))	2003	1	33.3%	643	12.03%		0.00%	11	I, (3), (5), (6)
Tax District 8	BATTLE MTN ROAD SPECIAL (Bk. 11 All Parcels > 20 acres)	2003	1	30.6%	168	3.14%		0.00%	5	I, (2), (6)
Tax District 8	BATTLE MTN ROAD SPECIAL (Bk. 10)	2003	1	35.3%	701	13.12%		0.00%	60	N, R, (3), (4), (6)

# LANDER COUNTY

## 2008-2009 LAND FACTORS

AREA	DESCRIPTION	YEAR APPRAISED	ASSESSOR FACTOR	MEDIAN	NON AG PARCEL	PERCENT OF COUNTY	PARCELS CHANGED BY FACTOR OTHER THAN ONE	PERCENT OF COUNTY	NUMBER OF SALES	COMMENTS ON TESTING FACTORS
<b>FACTORED AREA TOTAL</b>					4,874	91.22%	177	3.31%	243	
<b>COUNTY TOTAL</b>					5,343	100.00%	177	3.31%	243	

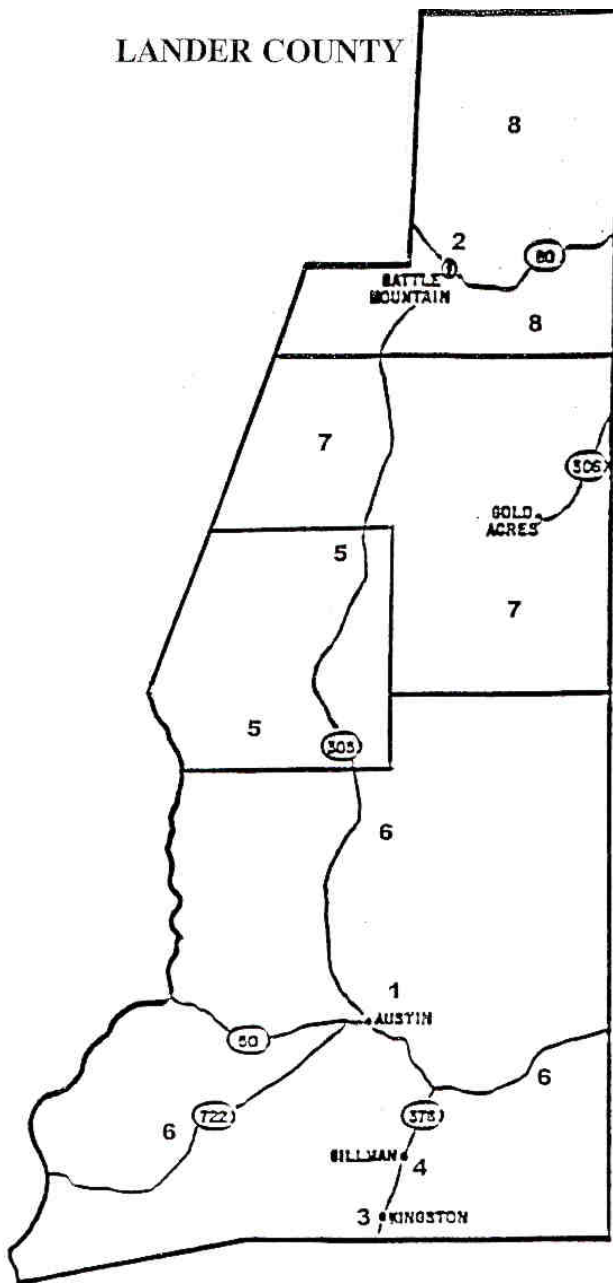
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**Comment Code:**

- (1) Substituting other factors does not materially improve results.
- (2) Less than 6 sales - no confidence interval
- (3) bimodal distribution - few sales in range
- (4) median out of range but confidence interval brackets range
- (5) Median in range but one or both confidence intervals exceed limits
- (6) High COD

# LANDER COUNTY 2008-2009 LAND FACTORS



DESCRIPTION	WORK YEAR	TAX ROLL	AREA
AUSTIN TOWN , ANTELOPE REESE ROAD, AUSTIN ROAD (BOOK 1 & PARTS BOOK 5)	2007	2008-09	TAX DIST 1, 5, 6
KINGSTON TOWN, GILLMAN SPRINGS RANCH, AUSTIN ROAD (BOOK 3 BOOK 4, PARTS BOOK 6)	2006	2007-8	TAX DIST 3, 4, 6
BATTLE MOUNTAIN TOWN (MFR & COM), ANTELOPE REESE ROAD, BATTLE MOUNTAIN ROAD ( BOOK 2, PARTS BOOK 7)	2005	2006-07	TAX DIST 2, 5, 7
BATTLE MOUNTAIN TOWN RESIDENTIAL (BOOK 2)	2004	2005-06	TAX DIST 2
BATTLE MOUNTAIN ROAD, HILLTOP, MULESHOE (BOOKS 10 & 11)	2003	2004-05	TAX DIST 8

## **Lander County '08-'09 Land Factors**

### **Tax District 3:**

Assessor's factor of 1 produced a median ratio of 24.5%. DOAS factor of 1.42 produced a median ratio of 30.10% however the results were extremely bimodal with a COD of 123.1%. The Department recommends re-appraisal and the Assessor has agreed to re-appraise prior to the end of '07.

### **Tax District 7:**

Assessor's factor of 1 produced median ratio of 13.3% and 18.4% for less than 20 acre and over 20 acre parcels respectively. DOAS factor of 1.3 and 2.15 produced median ratios that were in range (30.8% and 30.6%) however the results were extremely bimodal with CODs in excess of 50%. (Combining the two strata did not materially change the result)

The Department recommends re-appraisal.

The Assessor is not willing to re-appraise at this time since in her opinion the majority of the sales are internet based without proper due diligence having been exercised and thus are not 'arms length' transactions. She feels that even though some of these sales may have been properly researched she still needs time to send out additional (more detailed) sales questionnaires in order to verify if this is the case. Re-appraisal of this area is scheduled for 2008.

### **Tax District 8 (Book 10):**

Assessor's factor of 1 produced a median ratio of 35.3%. DOAS factor of .94 provides a median ratio that is in range at 34.8% however the results were bimodal with a COD in excess of 140%

The Department recommends re-appraisal.

The Assessor has the same issues with this area as Tax District 7 and will be re-appraising in 2008

**THE TAX COMMISSION VOTED TO ACCEPT THE LAND FACTOR  
RECOMMENDED BY ASSESSOR.**

# LYON COUNTY 2008-2009 LAND FACTORS

AREA	DESCRIPTION	YEAR APPRAISED	ASSESSOR FACTOR	MEDIAN	NON AG PARCELS	PERCENT OF COUNTY	PARCELS CHANGED BY FACTORS OTHER THAN ONE	PERCENT OF COUNTY	NUMBER OF SALES	COMMENTS ON TESTING FACTORS
<b>PHYSICAL AREA</b>										
6.0,6.1,6.2	FERNLEY	2007	REAPPRASAL		9,136					
<b>PHYSICAL AREA TOTAL</b>					9,136	<b>29.08%</b>				
<b>FACTORED AREA</b>										
2.0, 2.1, 2.2, 3.0, 3.1, 5.0, 5.1 Bks 12 & 14	MASON VALLEY, WILLOWCREEK GID Subdivision	2006	1.03	32.3%	3,180	10.12%	3,180	10.12%	60	(1);(6)/I
1.0, 5.0, 5.1 in Bk 10	YERINGTON, GENERAL CTY	2005	1.00	32.3%	1,579	5.03%	-	0.00%	92	(1)/S
4.0	SMITH VALLEY		1.05	31.2%	1,265	4.03%	1,265	4.03%	107	(1);(3);(5)/I
7.0	SILVER SPRINGS	2004	1.10	32.3%	244	0.78%	244	0.78%	33	(1);(3);(5);(6)/I
8.1, 8.2, 9.2	SILVER SPRINGS		Reappraising land	n/a	5,905	18.79%	-	0.00%	N/A	N/A
9.0	STAGECOACH		1.12	31.2%	713	2.27%	713	2.27%	10	I
8.3	STAGECOACH		1.00	30.4%	1,049	3.34%	-	0.00%	30	(1);(5);(6)/I
8.4, 8.5	DAYTON, MARK TWAIN Comm	2003	1.30	31.6%	104	0.33%	104	0.33%	18	(1);(5)/I
8.8	DAYTON VALLEY Comm		Reappraising land	n/a	35	0.11%	-	0.00%	N/A	N/A
8.7, 9.1	MOUNDHOUSE Comm		1.00	30.1%	483	1.54%	-	0.00%	59	(1);(3);(5);(6)/I
9.1	SILVER CITY		1.00	n/a	227	0.72%	-	0.00%	-	N
8.4, 8.5, 8.7	MARK TWAIN, DAYTON, MOUNDHOUSE Residential		1.60	31.2%	5,289	16.83%	5,289	16.83%	34	(1);(3);(5);(6)/I
8.8	DAYTON VALLEY Residential		1.05	31.0%	2,211	7.04%	2,211	7.04%	24	(1);(3);(5);(6)/I
<b>FACTORED AREA TOTAL</b>					<b>22,284</b>	<b>70.92%</b>	<b>13,006</b>	<b>41.39%</b>	<b>467</b>	
<b>COUNTY TOTAL</b>					<b>31,420</b>	<b>100.00%</b>	<b>13,006</b>	<b>41.39%</b>	<b>467</b>	

**Comment Code:**

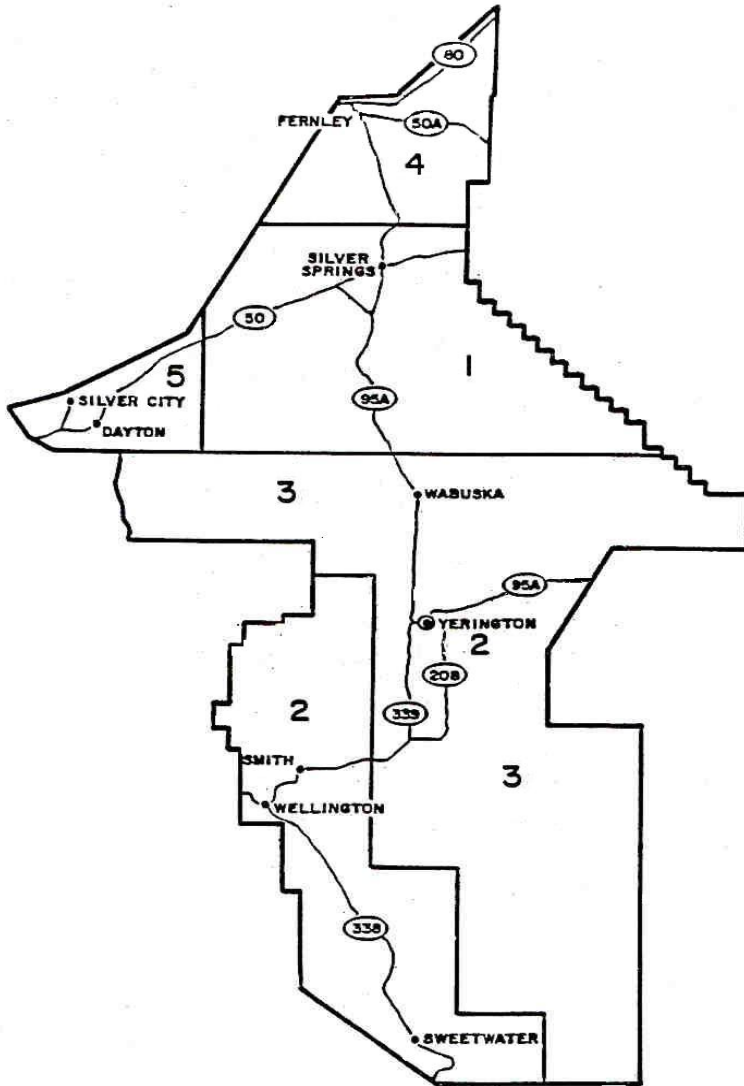
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 (6) High COD

# LYON COUNTY 2008-2009 LAND FACTORS

LYON COUNTY



DESCRIPTION	WORK YEAR	TAX ROLL	AREA
FERNLEY	2007	2008-09	4
MASON VALLEY	2006	2007-08	3
YERINGTON & SMITH VALLEY	2005	2006-07	2
SILVER SPRINGS, STAGECOACH	2004	2005-06	1
DAYTON VALLEY	2003	2004-05	5

# STOREY COUNTY 2008-2009 LAND FACTORS

AREA	DESCRIPTION	YEAR APPRAISED	ASSESSOR FACTOR	MEDIAN	NON AG PARCELS	PERCENT OF COUNTY	PARCELS CHANGED BY FACTORS	PERCENT OF COUNTY	NUMBER OF SALES	COMMENTS ON TESTING FACTORS
<b>PHYSICAL AREA</b>										
BOOK 4	OUTSIDE (EXCEPT RIVER), VIRGINIA RANCH (40'S)	2007	REAPPRAISAL		1,243					
BOOK 3	RAINBOW BEND									
<b>PHYSICAL AREA TOTAL</b>					<b>1,243</b>	<b>25.32%</b>				
<b>FACTORED AREA</b>										
BOOK 3	HIGHLAND RANCHES (10s)	2003	1.00	31.1%	508	10.35%		0.00%	62	(1);(3);(5);(6)/R
BOOK 3	VIRGINIA CITY HIGHLANDS	2004	1.00	31.1%	944	19.23%		0.00%	96	(1)/S
BOOK 3	MARK TWAIN ESTATES	2005	1.00	31.1%	367	7.48%		0.00%	7	(5)/I
BOOK 4	OUTSIDE RIVER	2005	1.00	31.1%	152	3.10%		0.00%	7	(1);(5)/S
BOOK 4	INDUSTRIAL AREA		1.00	30.0%	233	4.75%		0.00%	40	
BOOK 1 & 2	VIRGINIA CITY & UPPER GOLD HILL	2006	1.07	31.8%	1,462	29.78%	1,462	29.78%	48	(1);(3);(5);(6)/I
BOOK 2	LOWER GOLD HILL	2003								
<b>FACTORED AREA TOTAL</b>					<b>3,666</b>	<b>74.68%</b>	<b>1,462</b>	<b>29.78%</b>	<b>260</b>	
<b>COUNTY TOTAL</b>					<b>4,909</b>	<b>100.00%</b>	<b>1,462</b>	<b>29.78%</b>	<b>260</b>	

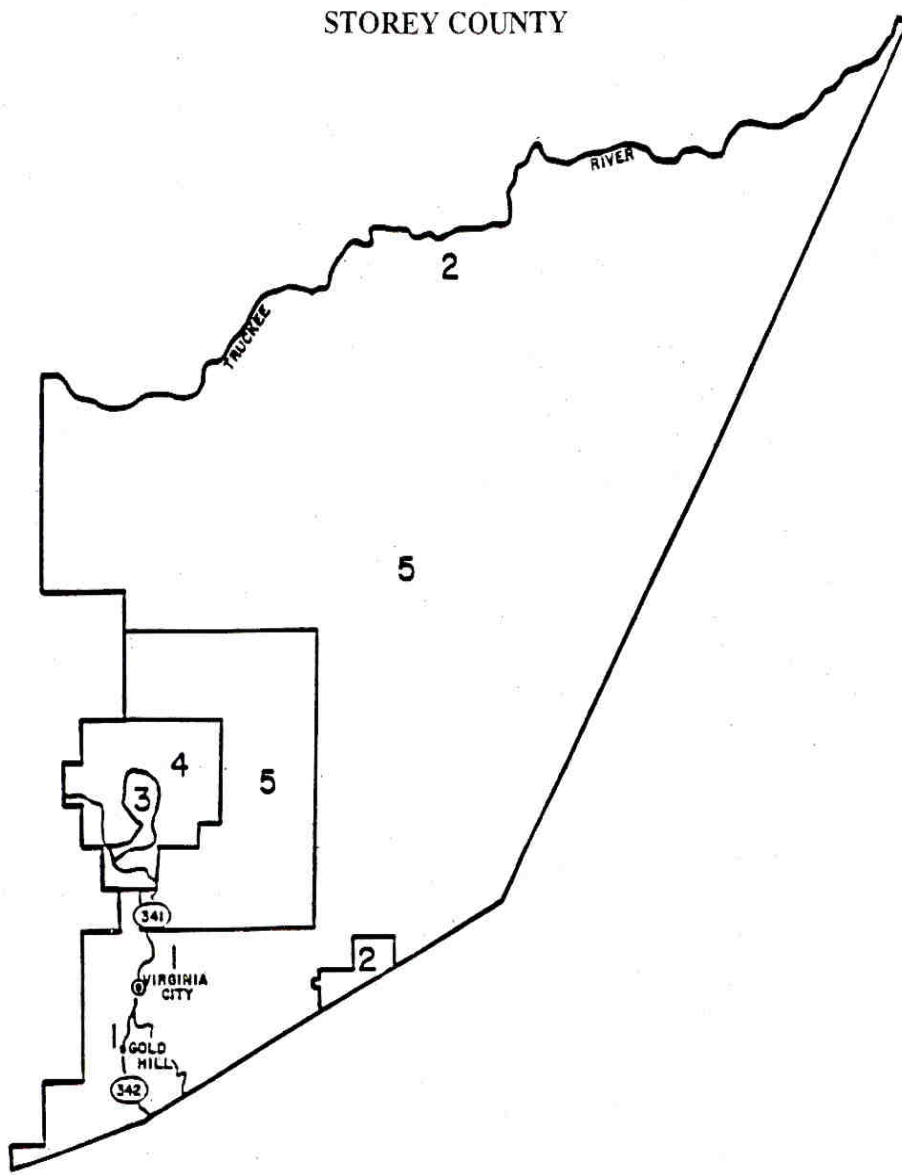
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 (6) High COD

# STOREY COUNTY 2008-2009 LAND FACTORS



DESCRIPTION	WORK YEAR	TAX ROLL	AREA
VIRGINIA RANCHES (40's), OUTSIDE (except River), RAINBOW BEND	2007	2008-09	2
VIRGINIA CITY, UPPER GOLD HILL	2006	2007-08	1
MARK TWAIN ESTATES, OUTSIDE (River), INDUSTRIAL PARK	2005	2006-07	5
VIRGINIA CITY HIGHLANDS	2004	2005-06	4
HIGHLAND RANCHES (10's), LOWER GOLD HILL	2003	2004-05	3

# WASHOE COUNTY 2008-2009 LAND FACTORS

AREA	DESCRIPTION	YEAR APPRAISED	ASSESSOR FACTOR	MEDIAN	NON AG PARCELS	PERCENT OF COUNTY	PARCELS CHANGED BY FACTORS OTHER THAN 1	PERCENT OF COUNTY	NUMBER OF SALES	COMMENTS ON TESTING FACTORS
<b>PHYSICAL AREA</b>										
AREA 1	SOUTH COUNTY, TAHOE	2007	REAPPRAISAL		33,630					
	RESIDENTIAL				32,063					
	COMMERCIAL				1,567					
AREA 5	NORTH COUNTY SUBURBAN, VALLEYS & RURAL	2007	REAPPRAISAL		52,822					
	RESIDENTIAL				50,675					
	COMMERCIAL				2,147					
<b>PHYSICAL AREA TOTAL</b>					<b>86,452</b>	<b>51.49%</b>				
<b>FACTORED AREA</b>										
AREA 4	NORTHWEST & NORTHEAST RENO AND SPARKS	2005			30,791	18.34%				
AREA 4R	RESIDENTIAL				27,441	16.34%				
AREA 4C	COMMERCIAL				3,350	2.00%				
AREA 400R	RESIDENTIAL		1.14	30.0%	1,074	0.64%	1,074	0.64%	26	(1);(3);(5)/I
AREA 400C	COMMERCIAL		1.00	28.1%	178	0.11%	-	0.00%	4	(2)/I
AREA 415C	COMMERCIAL		1.00	16.5%	865	0.52%	-	0.00%	4	(2)/I
AREA 419R	RESIDENTIAL		1.14	30.1%	1,614	0.96%	1,614	0.96%	150	(1);(3);(5)/I
AREA 419C	COMMERCIAL		1.00	35.5%	756	0.45%	-	0.00%	4	(2)/I
AREA 419C	MULTI-FAMILY		1.00	21.4%	59	0.04%	-	0.00%	3	(2)/I
AREA 420R	RESIDENTIAL		1.24	30.0%	6,701	3.99%	6,701	3.99%	374	(1);(3);(5)/I
AREA 420C	COMMERCIAL		1.00	31.5%	336	0.20%	-	0.00%	9	(1);(3)/I
AREA 480R	RESIDENTIAL		1.20	30.2%	8,338	4.97%	8,338	4.97%	420	(1);(3);(5)/I
AREA 480C	COMMERCIAL		1.10	30.0%	536	0.32%	367	0.22%	7	(1);(3)/I
AREA 480C	MULTI-FAMILY		1.00	23.7%	367	0.22%	-	0.00%	3	(2)/I
AREA 481R	RESIDENTIAL		1.26	30.0%	9,714	5.79%	9,714	5.79%	588	(1);(3);(5)/I
AREA 481C	COMMERCIAL		1.25	30.0%	253	0.15%	253	0.15%	6	(1);(3)/I
AREA 3	RENO CENTRAL CORE	2004			14,557	8.67%				
AREA 3R	RESIDENTIAL				10,716	6.38%				
AREA 3C	COMMERCIAL				3,841	2.29%				
AREA 310R	RESIDENTIAL		1.34	30.0%	2,546	1.52%	2,546	1.52%	109	(1);(3);(5)/I
AREA 310C	COMMERCIAL		1.00	11.3%	690	0.41%	690	0.41%	7	(1);(3)/I
AREA 310C	MULTI-FAMILY		1.00	22.9%	38	0.02%	-	0.00%	4	(2)/I
AREA 315R	RESIDENTIAL		1.12	30.0%	766	0.46%	766	0.46%	-	(2)/I
AREA 315C	COMMERCIAL		1.38	30.0%	563	0.34%	563	0.34%	6	(1);(3)/I
AREA 320R	RESIDENTIAL		1.42	30.2%	762	0.45%	762	0.45%	7	(1);(3);(5)/I
AREA 320C	COMMERCIAL		1.00	18.0%	205	0.12%	-	0.00%	4	(2)/I
AREA 330R	RESIDENTIAL		1.12	30.0%	2,412	1.44%	2,412	1.44%	137	(1);(3);(5)/I
AREA 330C	COMMERCIAL		1.18	30.1%	572	0.34%	572	0.34%	15	(1);(3)/I
AREA 330C	MULTI-FAMILY		1.00	19.5%	405	0.24%	-	0.00%	4	(2)/I
AREA 360R	RESIDENTIAL		1.06	30.0%	4,230	2.52%	4,230	2.52%	210	(1);(3);(5)/I

# WASHOE COUNTY 2008-2009 LAND FACTORS

AREA	DESCRIPTION	YEAR APPRAI SED	ASSESSOR FACTOR	MEDIAN	NON AG PARCELS	PERCENT OF COUNTY	PARCELS CHANGED BY FACTORS OTHER THAN 1	PERCENT OF COUNTY	NUMBER OF SALES	COMMENTS ON TESTING FACTORS
AREA 360C	COMMERCIAL		0.93	35.0%	1,368	0.81%	-	0.00%	5	(2)/I
AREA 2	SOUTHWEST & SOUTHEAST RENO, MOGUL & VERDI	2003			36,096	21.50%				
AREA 2R	RESIDENTIAL				33,612	20.02%				
AREA 2C	COMMERCIAL				2,484	1.48%				
AREA 221R	RESIDENTIAL		1.66	30.1%	7,001	4.17%	7,001	4.17%	668	(1);(3);(5)/I
AREA 221C	COMMERCIAL		1.00	28.5%	556	0.33%	556	0.33%	4	(2);(3)/I
AREA 221C	MULTI-FAMILY		1.00	41.2%	23	0.01%	23	0.01%	1	(2)/I
AREA 222R	RESIDENTIAL		1.34	30.2%	2,938	1.75%	2,938	1.75%	618	(1);(3);(5)/I
AREA 222R-A	SOMERSETT RESIDENTIAL		1.00	34.2%	283	0.17%	-	0.00%	31	(1);(3);(5)/I
AREA 223R	RESIDENTIAL		1.93	30.0%	1,103	0.66%	1,103	0.66%	51	(1);(3);(5)/I
AREA 223C	COMMERCIAL		1.00	27.2%	71	0.04%	71	0.04%	2	(2)/I
AREA 224R	RESIDENTIAL		1.55	30.0%	951	0.57%	951	0.57%	19	(1);(3);(5)/I
AREA 224C	COMMERCIAL		1.00	N/A	93	0.06%	-	0.00%	-	(2)/I
AREA 240R	RESIDENTIAL		1.51	30.0%	2,615	1.56%	2,615	1.56%	21	(1);(3);(5)/I
AREA 240C	COMMERCIAL		1.00	17.8%	758	0.45%	758	0.45%	4	(2)/I
AREA 240C	MULTI-FAMILY		1.00	21.2%	238	0.14%	238	0.14%	3	(2)/I
AREA 242R	RESIDENTIAL		1.55	30.0%	4,760	2.84%	4,760	2.84%	305	(1);(3);(5)/I
AREA 242C	COMMERCIAL		1.00	N/A	38	0.02%	-	0.00%	-	(2)/I
AREA 261R	RESIDENTIAL		1.59	30.1%	2,311	1.38%	2,311	1.38%	123	(1);(3);(5);(6)/I
AREA 261C	COMMERCIAL		1.00	N/A	31	0.02%	-	0.00%	-	(2)/I
AREA 262R	RESIDENTIAL		1.66	30.0%	672	0.40%	672	0.40%	33	(1);(3);(5)/I
AREA 263R	RESIDENTIAL		1.50	30.1%	10,186	6.07%	10,186	6.07%	439	(1);(3);(5)/I
AREA 263R-A	BELSERA RESIDENTIAL		1.00	32.1%	55	0.03%	-	0.00%	24	(1);(3);(5)/I
AREA 263C	COMMERCIAL		1.00	19.4%	672	0.40%	672	0.40%	3	(2)/I
AREA 264R	RESIDENTIAL		1.00	30.3%	737	0.44%	-	0.00%	29	(1);(3);(5);(6)/I
AREA 264C	COMMERCIAL		1.00	18.6%	4	0.00%	-	0.00%	1	(2)/I
<b>FACTORED AREA TOTAL</b>					<b>81,444</b>	<b>48.51%</b>	<b>75,457</b>	<b>44.94%</b>	<b>4,485</b>	
<b>COUNTY TOTAL</b>					<b>167,896</b>	<b>100.00%</b>	<b>75,457</b>	<b>44.94%</b>	<b>4,485</b>	

**Comment Code:**

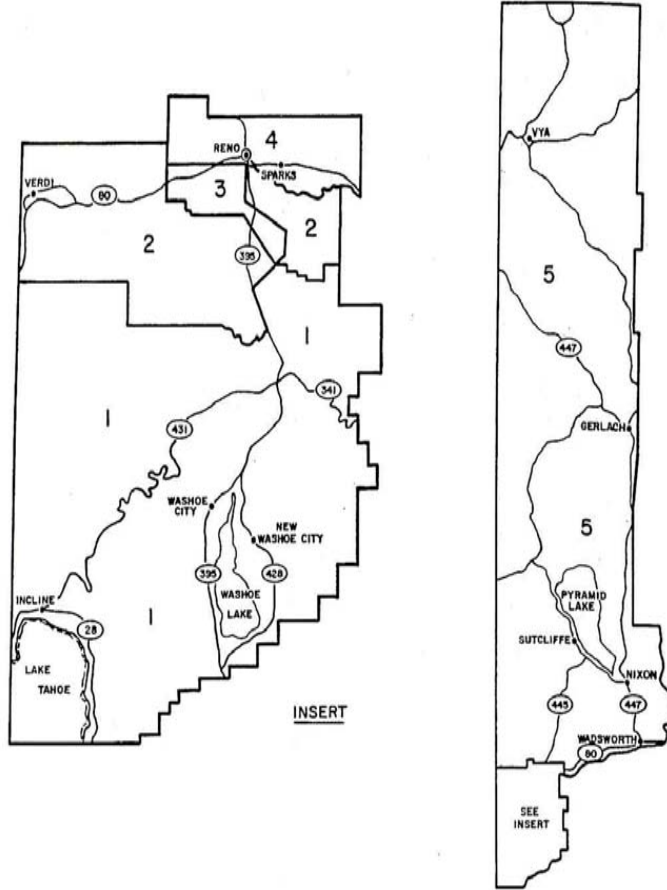
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# WASHOECOUNTY 2008-2009 LAND FACTORS

WASHOE COUNTY



DESCRIPTION	WORK YEAR	TAX ROLL	AREA
SOUTH COUNTY, TAHOE	2007	2008-09	1
NORTH SUBURBAN, RURAL	2006	2007-08	5
NW RENO, NE RENO, SPARKS	2005	2006-07	4
RENO CENTRAL CORE	2004	2005-06	3
SW RENO, SE RENO, AIRPORT, MOGUL, VERDI	2003	2004-05	2

## **Washoe County Land Factors**

### **Note 1**

#### **Land Allocation used for determining Land Factors in Washoe County:**

To arrive at an allocated land ratio, the Assessor identified 19 vacant sales which resold after a new house was constructed on the parcel. The improvements were abstracted from the sale price and the resulting median land ratio was 30%. This ratio was then applied county wide.

The department questions the use of only 19 sales in the analysis and the application of the 30% land ratio to the entire county. Typically the land to building ratio will vary by neighborhood. Many factors, such as age, style, location, quality of construction, and economics play a part in determining what the appropriate ratio should be. Similar neighborhoods will have similar land to building ratios; however the accuracy diminishes as more differences are present.

At the request of the Department, Washoe County analyzed approximately 4,300 improved sales to see if additional support could be found for the 30% land ratio. The Assessor reported the analysis showed high dispersion and could not improve the land ratio previously established.

**THE TAX COMMISSION VOTED TO ACCEPT THE LAND FACTOR RECOMMENDED BY ASSESSOR.**

## **Appendix I**

### **Land Factor Analyses and Requests Submitted by County Assessors (Tables & Charts Omitted)**

**DOUGLAS COUNTY  
LAND FACTORS  
2008/09**

4/5/2007

<b>Book (Twp, Rng), Page (Section)</b>	<b>Area description</b>	<b>Recomm'd Factor</b>	<b># of Pcls Affected</b>	<b>Last Year Appraised</b>
Book 1219, Page 22	Portion of Job's Peak	0.85	14	2004
Book 1219	Remainder of Job's Peak	1.00	104	2004
Books 1219, 1220, 1319, 1320, 1419 and 1420	Most of Carson Valley	1.00	15,465	Various
Ptn of Book 1319, Sections 03 & 10	Genoa Lakes Single Family lots	1.45	124	2004
Ptn. Of Book 1419, Section 26	Montana at Genoa Lakes Golf Resort	1.20	71	2004
Books 1318 and 1418	Lake Tahoe area	1.00	5,085	2005 & 2006

000028

**Eureka County**  
**Recommended Land Factors**  
**April 2007**  
**For Fiscal Year 2008-2009**

	<b>Factor</b>	<b>Median*</b>	<b># of Sales</b>
		<small>*(before factoring)</small>	
<b>Book 1 - Townsite of Eureka</b>			
20,000 sq ft and under .....	1.50	21.5	6
20,001 - 30,000 sq ft .....	1.00	-	0
30,001 - 43,559 sq ft .....	1.00	-	0
1 acre to 2.99 acres .....	1.00	-	0
3 plus acres .....	1.00	-	0
<b>Book 2 - Townsite of Crescent Valley</b>			
20,000 - 26,999 sq ft .....	.65	53.5	13
27,000 - 35,999 sq ft .....	1.00	32.2	8
36,000 - 43,559 sq ft .....	1.00	35.0	3
1.00 acres - 1.2 acres .....	1.00	-	0
1.21 acres - 3.0 acres .....	.77	45.0	5
3.1 acres - 4.0 acres .....	1.00	-	0
4.1 acres - 5.0 acres .....	1.00	-	0
5.1 acres - 6.0 acres .....	1.00	-	0
6.1 acres - 8.1 acres .....	1.00	-	0
<b>Book 3 - Rural Subdivisions</b>			
Crescent Valley Ranch & Farms #3 .....	2.20	14.9	8
Crescent Valley Ranch & Farms #4 .....	.90	37.1	12
Crescent Valley Ranch & Farms #5 .....	1.00	47.0	2
Nevelco Unit #1 .....	1.00	49.0	12
Nevelco Unit #2 .....	.28	122.9	30
El Cortez Ranch .....	1.00	31.5	16
Walker Villa .....	1.00	-	0
Mineral Hot Springs .....	1.00	-	0
Pioneer Pass #1 .....	1.00	38.1	4
Pioneer Pass #2 .....	1.00	-	0
Beowawe .....	1.00	-	0
Palisade .....	1.00	-	0
<b>Book 4, 5, 6, 7, 8 (non ag properties)</b>			
Up to 5.99 acres .....	1.00	-	0
6.00 - 14.99 acres .....	1.00	34.1	29
15.00 - 59.00 acres .....	1.00	30.6	32
60.00 - 119.00 acres .....	1.00	14.2	5
120 - 639.00 acres .....	1.26	28.5	15
640 - and up .....	1.00	32.5	7
<b>Book 8 Only</b> .....	1.00	15.6	1
<b>Book 7 - Diamond Valley</b> .....	<b>Reappraisal</b>		

**Lura Duvall**  
**Lander County Assessor**  
315 S Humboldt Street  
Battle Mountain, Nevada 89820  
(775) 635-2610 • Fax (775) 635-5520  
*assessor@landercounty.org*

---

October 9, 2007  
Terry Rubald  
Department of Taxation  
1550 East College Parkway  
Carson City, NV 89706

**Re: 2008-09 Land Factors (Revised)**

Dear Terry:

Please review the following recommended 2008-09 fiscal year, "**Amended**" Land Factors for Lander County.

**District 01 - Austin Town**

Re-appraisal area – N/A  
(377 non-agricultural parcels)

**District 02 - Battle Mountain Town (Residential)**

Reappraised in 2004  
Acceptable ratio – for all areas except Crystal Sage Subdivision - Factor 1.0  
(1002 non-agricultural parcels)

Crystal Sage Subdivision was foreclosed by Great Basin Bank, who marketed the 37 parcels for over six years, then recently sold the entire subdivision to Crystal Sage, LLC for \$15,000 to \$17,700 per parcel. This subdivision was a foreclosure property, however, it was recently discovered that there were offers from other developers prior to acceptance of the offer and subsequent sale to Crystal Sage, LLC. This property was listed by two Real Estate Agencies, and actively marketed for 4 years. The current owner/developer has owned the property since April, 2007 with land/home packages as well as vacant sites offered for sale. As of this date, there have been no sales of either improved or vacant sites. Given this new information, I am recommending a factor of 0.7936 which would bring this entire subdivision into ratio.  
(37 non-agricultural parcels)

000030

**District 02 - Battle Mountain Town (Multi-Residential & Commercial)**

Reappraised in 2005 – and insufficient sales – Factor 1.0  
*(356 non-agricultural parcels)*

**District 03 - Kingston Town**

Reappraised in 2006 for the 2007/08 fiscal year  
This area needs some corrections made for 2008/09 and will be re-appraised due to erratic sales, most parcels are out of ratio and this area has a very large coefficient of dispersion (122.0%), and factoring will not solve the problem.  
*(986 non-agricultural parcels)*

**District 04 - Gillman Springs**

Reappraised in 2006 for the 2007/08 fiscal year  
Seven vacant sales – recommended factor 0.75  
*(120 non-agricultural parcels)*

**District 05 & 06 – (Antelope Reese) – Book 05 Only**

Reappraisal area for 2007 – N/A  
No sales in District 05 of non agricultural parcels  
*(24 non-agricultural parcels)*

**District 06 – (Austin Road) – Book 06 Only**

Classified Land, *(Ag deferred)* – Factor 1.0  
Non-Classified, *(vacant land)* – Acceptable ratio and/or insufficient sales  
No sales of non-agricultural parcels, within the past 2 years.  
*(82 non-agricultural parcels)*

**District 07 - Battle Mountain Road**

Five acre parcels – inconsistent sales – Factor 1.0  
*(278 non-agricultural parcels)*

Twenty+ acre parcels - Inconsistent sales – most of the transfers are internet sales from Nevada Land & Resource, originally Agricultural parcels, removed from Ag deferred status after the sale. Factor – 1.0  
*(480 non-agricultural parcels)*

**District 08 – (Battle Mountain Road Special)**

Book 11 – Fouts Subdivision – (Pages 11-04 & 11-05) - Acceptable Ratio – Factor 1.0  
(83 non-agricultural parcels)

Book 11 – Malone Construction Subdivision – (Page 11-03) – Factor 1.80  
12 sales with an average sale price of \$19,000. One sale is an outlier, not yet verified,  
2 parcels were purchased together, sale price \$18,000 each and 1 low sale at \$17,000  
Most frequent sale price \$19,000.  
(20 non-agricultural parcels)

Book 11 – Areas outside Fouts and Malone Subdivisions (0 to 20 acres) – acceptable ratio and  
acceptable coefficient of dispersion – Factor 1.0.  
(643 non-agricultural parcels)

Book 11 – Parcels over 20 acres, acceptable ratio – Factor 1.0  
(168 non-agricultural parcels)

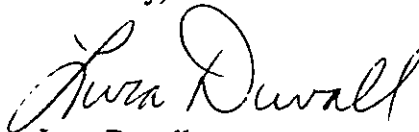
***Note: District 08 will be reappraised in 2008.***

Book 10 – Borderline acceptable ratio, but very high coefficient of dispersion- Factor 1.0  
Most of the sales in this area are also Nevada Land and Resource, Internet sales.  
(701 non-agricultural parcels)

***Note: This area will be reappraised in 2008.***

The land factor worksheets are enclosed for your review, please call if you have any questions.

Sincerely,



Lura Duvall  
Lander County Assessor

Enclosures

000032

## 2008-09 LAND FACTORS

### ADDITIONAL ANALYSIS

Book 07 has a total of 35 sales, with 8 being less than 20 acres and the remaining 27 being greater than 20 acres. Book 10 has a total of 60 sales ranging from 5 to 640+ acres. Sales in both areas are erratic and inconsistent. I have analyzed access and topography and still there is no consistency. Since most of the transactions were internet sales, it would appear that the sales are based on how clever the internet advertisement grabs a prospective, unknowledgeable, buyer.

I do not feel confident with these sales as many of the buyers were not knowledgeable at the time of sale. I know this because we have had numerous inquiries, concerning purchases, after the fact, and most of the buyers have been disappointed to learn there are no utilities and limited or no access to their parcel. Subsequently, in many cases, they end up reselling the property and listing it either with a local realtor or, in most cases, on the internet.

Since due diligence, in most cases, occurs after the sales transactions and not before, I do not believe the buyers are knowledgeable or well informed and therefore, conclude, many of these transactions may not be "arms length".

Since not all sales are internet transactions, and some of the buyers may have researched the property prior to purchase, I feel further analysis may be needed. I plan to send a more detailed questionnaire to the buyers and sellers and hope to receive a better response. Additionally, I will be submitting a request to the Department of Taxation to revalue all land next year as I feel, in these areas, factoring alone will not bring these parcels into ratio.

# LYON COUNTY ASSESSOR

27 S. MAIN STREET

YERINGTON ♦ NV ♦ 89447

(775) 463-6524 ♦ (775) 463-6522 ♦ (775) 463-6527

FACSIMILE ♦ (775) 463-6599

**H. MICHAEL GLASS**  
Assessor

**DAVID V. CHISM**  
Chief Deputy Assessor

**LINDA WHALIN**  
**JEFF SELDOMRIDGE**  
**ERIC OW-WING**  
**TROY VILLINES**  
Appraisers  
Real Property

**DONA STAFFORD**  
**ERIN SINGLEY**  
Appraisers  
Personal Property

**CHARLOTTE KING**  
Mapping

**LINDA MORTENSEN**  
**KATHY L. SMITH**  
**AURIE HINES**  
Real Property

I have reviewed the 2008-09 land factors I am satisfied with them and recommend they be employed.

6.0,6.1,6.2	FERNLEY	2007	REAPPRASAL
<b>PHYSICAL AREA TOTAL</b>			
<b>FACTORED AREA</b>			
2.0, 2.1, 2.2, 3.0,	MASON VALLEY,	2006	1.03
3.1, 5.0, 5.1 Bks 12	WILLOWCREEK GID		
& 14	Subdivision		
1.0, 5.0, 5.1 in Bk			
10	YERINGTON, GENERAL CTY	2005	1.00
4.0	SMITH VALLEY		1.05
7.0	SILVER SPRINGS	2004	1.10
			Reappraising
8.1, 8.2, 9.2	SILVER SPRINGS		land
9.0	STAGECOACH		1.12
8.3	STAGECOACH		1.00
	DAYTON, MARK TWAIN		
8.4, 8.5	Comm	2003	1.30
			Reappraising
8.8	DAYTON VALLEY Comm		land
8.7, 9.1	MOUNDHOUSE Comm		1.00
9.1	SILVER CITY		1.00
8.4, 8.5, 8.7	MARK TWAIN, DAYTON,		1.60
	MOUNDHOUSE Residential		
8.8	DAYTON VALLEY Residential		1.05

Mike Glass  
Lyon County Assessor

600034

*Dayton Valley  
Res*

<b>COUNTY : Lyon</b>			
<b>DISTRICT 8.8</b>			
Sample Size	24		
Factor	1.05		
	<b>Count</b>	<b>Percentage</b>	
Ratios <0.3	11	45.8%	
Ratios =0.3 - 0.35	8	33.3%	
Ratios >0.35	5	20.8%	
Totals	24	100.0%	
		17.2%	LOWER CI
Median	31.0%		
Mean	26.8%	34.4%	UPPER CI
Aggregate	15.5%		
Minimum	4.8%		
Maximum	50.9%		
COD Median	29.8%		
COV Mean	42.3%		
VRD	199.1%		
R^2	73.8%		
		<b>MEAN</b>	<b>MEDIAN</b>
ASSESSED VALUE		\$ 69,993	\$ 63,000
FACTORED ASSESSED VALUE		\$ 73,492	\$ 66,150
SALE PRICE		\$ 472,618	\$ 214,750

000035

8.4, 8.5, 8.7  
 Mark Twain,  
 Dayton, Moundhouse  
 Res

COUNTY : Lyon			
DISTRICT >=8.4 & 8.7			
Sample Size	34		
Factor	1.60		
	Count	Percentage	
Ratios <0.3	7	20.6%	
Ratios =0.3 - 0.35	12	35.3%	
Ratios >0.35	15	44.1%	
Totals	34	100.0%	
		30.8%	LOWER CI
Median	31.2%		
Mean	35.8%	38.6%	UPPER CI
Aggregate	25.3%		
Minimum	7.6%		
Maximum	82.0%		
COD Median	43.8%		
COV Mean	43.5%		
VRD	123.2%		
R^2	48.2%		
		MEAN	MEDIAN
ASSESSED VALUE	\$	32,152	\$ 19,770
FACTORED ASSESSED VALUE	\$	51,443	\$ 31,632
SALE PRICE	\$	203,162	\$ 122,000

000036

*Dayton, Mark Twain  
Corn*

COUNTY : Lyon			
DISTRICT 8.4 & 8.5			
Sample Size	9		
Factor	1.30		
	Count	Percentage	
Ratios <0.3	3	33.3%	
Ratios =0.3 - 0.35	3	33.3%	
Ratios >0.35	3	33.3%	
Totals	9	100.0%	
		20.8%	LOWER CI
Median	32.4%		
Mean	33.1%	44.7%	UPPER CI
Aggregate	26.6%		
Minimum	14.6%		
Maximum	54.1%		
COD Median	34.8%		
COV Mean	38.3%		
VRD	121.7%		
R^2	58.2%		
		MEAN	MEDIAN
ASSESSED VALUE		\$ 52,596	\$ 41,580
FACTORED ASSESSED VALUE		\$ 68,374	\$ 54,054
SALE PRICE		\$ 256,667	\$ 230,000

000037

Mason Valley +  
 Willow Creek  
 2.0, 2.1, 2.2, 3.0, 3.1,  
 5.0, 5.1 BK 12 + 14

COUNTY : Lyon			
DISTRICT >=2.0 & >=5.0			
Sample Size	60		
Factor	1.03		
	Count	Percentage	
Ratios <0.3	20	33.3%	
Ratios =0.3 - 0.35	21	35.0%	
Ratios >0.35	19	31.7%	
Totals	60	100.0%	
		30.4%	LOWER CI
Median	32.3%		
Mean	38.1%	34.0%	UPPER CI
Aggregate	31.4%		
Minimum	4.7%		
Maximum	121.0%		
COD Median	52.0%		
COV Mean	55.5%		
VRD	102.9%		
R^2	81.8%	MEAN	MEDIAN
ASSESSED VALUE	\$	19,798	\$ 13,300
FACTORED ASSESSED VALUE	\$	20,392	\$ 13,699
SALE PRICE	\$	64,947	\$ 50,000

000038

*Moundhouse -  
Conn*

<b>COUNTY : Lyon</b>			
<b>DISTRICT 8.7 &amp; 9.1</b>			
<b>Sample Size</b>	<b>59</b>		
<b>Factor</b>	<b>1.00</b>		
	<b>Count</b>	<b>Percentage</b>	
<b>Ratios &lt;0.3</b>	26	44.1%	
<b>Ratios =0.3 - 0.35</b>	23	39.0%	
<b>Ratios &gt;0.35</b>	10	16.9%	
<b>Totals</b>	59	100.0%	
		28.1%	LOWER CI
<b>Median</b>	30.1%		
<b>Mean</b>	30.6%	31.9%	UPPER CI
<b>Aggregate</b>	25.2%		
<b>Minimum</b>	4.4%		
<b>Maximum</b>	60.3%		
<b>COD Median</b>	25.5%		
<b>COV Mean</b>	33.6%		
<b>VRD</b>	119.8%		
<b>R^2</b>	33.7%	<b>MEAN</b>	<b>MEDIAN</b>
<b>ASSESSED VALUE</b>		\$ 27,013	\$ 24,110
<b>FACTORED ASSESSED VALUE</b>		\$ 27,013	\$ 24,110
<b>SALE PRICE</b>		\$ 107,376	\$ 88,000

000039

**COUNTY : Lyon**

**DISTRICT 4.0**

Sample Size	107		
Factor	1.05		
	<b>Count</b>	<b>Percentage</b>	
Ratios <0.3	50	46.7%	
Ratios =0.3 - 0.35	29	27.1%	
Ratios >0.35	28	26.2%	
Totals	107	100.0%	
		27.6%	LOWER CI
Median	31.2%		
Mean	29.3%	33.3%	UPPER CI
Aggregate	28.9%		
Minimum	12.7%		
Maximum	55.1%		
COD Median	23.9%		
COV Mean	27.8%		
VRD	107.8%		
R^2	90.8%	<b>MEAN</b>	<b>MEDIAN</b>
ASSESSED VALUE		\$ 54,048	\$ 35,000
FACTORED ASSESSED VALUE		\$ 56,750	\$ 36,750
SALE PRICE		\$ 196,381	\$ 165,000

*Smith Valley*

000040

*Silver Springs  
7.0*

COUNTY : Lyon			
DISTRICT 7.0			
Sample Size	33		
Factor	1.10		
	Count	Percentage	
Ratios <0.3	13	39.4%	
Ratios =0.3 - 0.35	11	33.3%	
Ratios >0.35	9	27.3%	
Totals	33	100.0%	
		23.8%	LOWER CI
Median	32.3%		
Mean	34.3%	34.6%	UPPER CI
Aggregate	26.8%		
Minimum	5.8%		
Maximum	99.8%		
COD Median	46.4%		
COV Mean	63.5%		
VRD	120.8%		
R^2	19.8%	MEAN	MEDIAN
ASSESSED VALUE	\$	9,904	\$ 8,750
FACTORED ASSESSED VALUE	\$	10,895	\$ 9,625
SALE PRICE	\$	40,708	\$ 31,160

000041

*Atag coach*

<b>COUNTY : Lyon</b>			
<b>DISTRICT 8.3</b>			
Sample Size	30		
Factor	1.00		
	<b>Count</b>	<b>Percentage</b>	
Ratios <0.3	11	36.7%	
Ratios =0.3 - 0.35	13	43.3%	
Ratios >0.35	6	20.0%	
Totals	30	100.0%	
		25.2%	LOWER CI
Median	30.4%		
Mean	30.9%	30.4%	UPPER CI
Aggregate	27.6%		
Minimum	14.5%		
Maximum	51.2%		
COD Median	27.5%		
COV Mean	34.4%		
VRD	110.4%		
R^2	63.2%		
		<b>MEAN</b>	<b>MEDIAN</b>
ASSESSED VALUE		\$ 27,561	\$ 31,500
FACTORED ASSESSED VALUE		\$ 27,561	\$ 31,500
SALE PRICE		\$ 99,962	\$ 115,000

000042

*Hazicoach*

**COUNTY : Lyon**

**DISTRICT 9.0**

<b>Sample Size</b>	<b>10</b>		
<b>Factor</b>	<b>1.12</b>		
	<b>Count</b>	<b>Percentage</b>	
<b>Ratios &lt;0.3</b>	4	40.0%	
<b>Ratios =0.3 - 0.35</b>	4	40.0%	
<b>Ratios &gt;0.35</b>	2	20.0%	
<b>Totals</b>	10	100.0%	
		26.1%	LOWER CI
<b>Median</b>	31.2%		
<b>Mean</b>	31.2%	37.1%	UPPER CI
<b>Aggregate</b>	30.4%		
<b>Minimum</b>	25.3%		
<b>Maximum</b>	39.2%		
<b>COD Median</b>	16.5%		
<b>COV Mean</b>	15.6%		
<b>VRD</b>	102.7%		
<b>R^2</b>	48.7%		
		<b>MEAN</b>	<b>MEDIAN</b>
<b>ASSESSED VALUE</b>		\$ 16,625	\$ 17,500
<b>FACTORED ASSESSED VALUE</b>		\$ 18,620	\$ 19,600
<b>SALE PRICE</b>		\$ 61,290	\$ 62,500

000043

*Youngstown  
+  
General City*

COUNTY : Lyon			
DISTRICT 1 & 5.1			
Sample Size	92		
Factor	1.00		
	Count	Percentage	
Ratios <0.3	20	21.7%	
Ratios =0.3 - 0.35	55	59.8%	
Ratios >0.35	17	18.5%	
Totals	92	100.0%	
		31.5%	LOWER CI
Median	32.3%		
Mean	31.9%	33.4%	UPPER CI
Aggregate	29.0%		
Minimum	11.2%		
Maximum	42.8%		
COD Median	19.7%		
COV Mean	13.3%		
VRD	111.4%		
R^2	74.0%		
		MEAN	MEDIAN
ASSESSED VALUE		\$ 31,757	\$ 34,300
FACTORED ASSESSED VALUE		\$ 31,757	\$ 34,300
SALE PRICE		\$ 109,370	\$ 98,700

000044

**Analysis by Storey County**  
**(In place of letter request)**

# STOREY CTY FACTORS

## COUNTY : Storey

### DISTRICT 10S

Sample Size	65		
Factor	1.00		
	Count	Percentage	
Ratios <0.3	30	46.2%	
Ratios =0.3 - 0.35	10	15.4%	
Ratios >0.35	25	38.5%	
Totals	65	100.0%	
		38.7%	LOWER CI
Median	31.3%		
Mean	33.9%	51.1%	UPPER CI
Aggregate	29.9%		
Minimum	12.3%		
Maximum	65.6%		
COD Median	32.6%		
COV Mean	37.0%		
VRD	104.5%		
R^2	14.2%	MEAN	MEDIAN
ASSESSED VALUE		\$ 35,776	\$ 31,290
FACTORED ASSESSED VALUE		\$ 35,776	\$ 31,290
SALE PRICE		\$ 119,538	\$ 115,000

# COUNTY : Storey

DISTRICT VCH *1/05 - 6/07*

Sample Size	104		
Factor	1.00		
	<b>Count</b>	<b>Percentage</b>	
Ratios <0.3	39	37.5%	
Ratios =0.3 - 0.35	53	51.0%	
Ratios >0.35	12	11.5%	
Totals	104	100.0%	
		36.6%	LOWER CI
Median	30.9%		
Mean	29.3%	38.8%	UPPER CI
Aggregate	28.0%		
Minimum	13.1%		
Maximum	60.9%		
COD Median	17.5%		
COV Mean	24.9%		
VRD	110.4%		
R^2	45.1%	<b>MEAN</b>	<b>MEDIAN</b>
ASSESSED VALUE		\$ 20,344	\$ 18,375
FACTORED ASSESSED VALUE		\$ 20,344	\$ 18,375
SALE PRICE		\$ 72,732	\$ 69,000

# COUNTY : Storey

## DISTRICT MTE

Sample Size	6		
Factor	1.00		
	<b>Count</b>	<b>Percentage</b>	
Ratios <0.3	1	16.7%	
Ratios =0.3 - 0.35	3	50.0%	
Ratios >0.35	2	33.3%	
Totals	6	100.0%	
		19.4%	LOWER CI
Median	32.0%		
Mean	31.4%	38.4%	UPPER CI
Aggregate	30.0%		
Minimum	19.4%		
Maximum	38.4%		
COD Median	16.3%		
COV Mean	21.1%		
VRD	106.5%		
R^2	1.0%	<b>MEAN</b>	<b>MEDIAN</b>
<b>ASSESSED VALUE</b>		<b>\$ 23,310</b>	<b>\$ 22,680</b>
<b>FACTORED ASSESSED VALUE</b>		<b>\$ 23,310</b>	<b>\$ 22,680</b>
<b>SALE PRICE</b>		<b>\$ 77,667</b>	<b>\$ 73,250</b>

# COUNTY : Storey

## DISTRICT OSR

Sample Size	7		
Factor	1.00		
	<b>Count</b>	<b>Percentage</b>	
Ratios <0.3	3	42.9%	
Ratios =0.3 - 0.35	3	42.9%	
Ratios >0.35	1	14.3%	
Totals	7	100.0%	
		19.8%	LOWER CI
Median	31.1%		
Mean	30.4%	38.3%	UPPER CI
Aggregate	32.0%		
Minimum	19.8%		
Maximum	38.3%		
COD Median	14.1%		
COV Mean	19.5%		
VRD	97.3%		
R^2	92.8%	<b>MEAN</b>	<b>MEDIAN</b>
ASSESSED VALUE		\$ 15,211	\$ 8,170
FACTORED ASSESSED VALUE		\$ 15,211	\$ 8,170
SALE PRICE		\$ 47,530	\$ 25,000

## TRI Factor Study 2008 Roll

For the 18 months ending June 30, 2007 there were 40 sales in the Tahoe-Reno Industrial Park concerning 44 parcels. At least 14 of those parcels have some "Under Development" discount applied to the assessed value due to incomplete off-site improvements.

The TRI area was reappraised for the 2006 tax year. Using all 40 sales and their unadjusted Assessed Values one might think a land factor or reappraisal is warranted.

YEAR : 18 Mos to June 30 2007		
Sample Size	40	
Unfactored	1.00	
	Count	Percentage
Ratios <0.3	23	57.5%
Ratios =0.3 - 0.35	10	25.0%
Ratios >0.35	7	17.5%
Totals	40	100.0%
		21.0%
Median	26.6%	LOWER CI
Mean	28.0%	UPPER CI
Aggregate	24.3%	
Minimum	6.2%	
Maximum	115.5%	
COD Median	39.7%	
COV Mean	64.2%	
MRD	109.5%	
R^2	92.2%	
		MEAN
		MEDIAN
ASSESSED VALUE	\$ 323,652	\$ 152,582
FACTORED ASSESSED VALUE	\$ 323,652	\$ 152,582
SALE PRICE	\$ 1,332,265	\$ 683,348

Here we see that the 40 sales have a median assessment ratio of 26.6%, over one-half the sales have an assessment ratio below 30%, and the COD is at a questionable level.

The completion of the off-site improvements is included with the purchase price of these parcels. The Assessor recognizes the off-site is not yet completed and makes an adjustment to the value. To better study the quality of the current assessment level, it is believed better to compare the sale properties with the Assessor's base values.

YEAR : 18 MO SALES END 6/30/07		
Sample Size	40	
Unfactored	1.00	
	Count	Percentage
Ratios <0.3	12	30.0%
Ratios =0.3 - 0.35	18	45.0%
Ratios >0.35	10	25.0%
Totals	40	100.0%
		31.1%
Median	31.3%	LOWER CI
Mean	34.5%	UPPER CI
Aggregate	29.2%	
Minimum	15.6%	
Maximum	128.3%	
COD Median	22.6%	
COV Mean	48.7%	
MRD	107.3%	
R^2	97.8%	
	MEAN	MEDIAN
2006 RE-APP BASE VALUE	\$ 388,813	\$ 189,409
FACTORED BASE VALUE	\$ 388,813	\$ 189,409
SALE PRICE	\$ 1,332,265	\$ 683,348

Using the Assessor's Base values the majority of the sales now lie within the 30 to 35% assessment ratio, the median assessment ratio is 31.3%, and the COD is an acceptable 22.6%.

Even better results are achieved by using 12 months of sales ending 6/30/07. There were 27 such sales studied as follows.

YEAR : 12 MO SALES END 6/30/07		
Sample Size	27	
Unfactored	1.00	
	Count	Percentage
Ratios <0.3	8	29.6%
Ratios =0.3 - 0.35	13	48.1%
Ratios >0.35	6	22.2%
Totals	27	100.0%
		28.0%
Median	31.1%	
Mean	32.4%	35.0%
Aggregate	28.5%	
Minimum	20.0%	
Maximum	58.5%	
COD Median	15.9%	
COV Mean	23.8%	
MRD	109.2%	
R^2	98.6%	
	MEAN	MEDIAN
2006 RE-APP BASE VALUE	\$ 444,549	\$ 201,705
FACTORED BASE VALUE	\$ 444,549	\$ 201,705
SALE PRICE	\$ 1,560,846	\$ 743,500

LOWER CI

UPPER CI

Using the more recent sales the median Assessment Ratio is 31.1% and the COD is an ideal 15.9%.

Using the more recent sales and the Assessor's unadjusted base values the current 2008 assessment values are appropriate and no land factor for this area is needed.



## WASHOE COUNTY ASSESSOR

Joshua G. Wilson

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Systems Support Analyst

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Mapping Supervisor

September 20, 2007

Terry Rubald, Chief  
Division of Assessment Standards  
State of Nevada Department of Taxation  
1550 E. College Parkway  
Suite 115  
Carson City, NV 89706-7921

Dear Ms. Rubald;

This letter is to submit Washoe County's 2008 land factors for your review pursuant to NRS 361.260. The proposed factors are contained under exhibit tab "A". We are reappraising Areas 1 and 5 so no factors are being proposed for these two areas.

The residential factors using allocation were developed using 18 months of sales from January 1, 2006 to June 30, 2007. This is similar to the time period used in the reappraisal areas and is judged to be more reflective of current market conditions than the three years of sales used for last year's factors. The analysis to support the 30% allocation ratio is contained under exhibit tab "AS". The proposed residential factors are by individual factor districts. Because there were no sales in factor district 315R, we are recommending the 1.12 factor from district 330R be applied to this district. Factor district 330R is the closest district to 315R in terms of location and demographics.

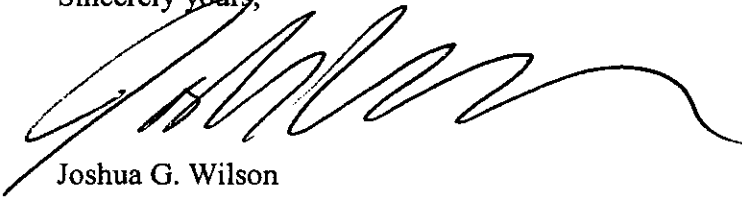
The proposed commercial factors were developed using 36 months of sales because the number of sales using an 18-month time period was too limited. The 36-month time period is delineated under the requirements set forth in NAC 361.118(f) (2). Partially, in response to concerns expressed by the 2007 Washoe County Board of Equalization, we have segregated our analysis in those factor districts, which included vacant multifamily parcels (Land Use Code 13). This segregation into commercial/industrial land sales and multifamily land sales acknowledges that the market for commercial/industrial land is separate and distinct from the market for multifamily land.

Even using the 36-month time period permitted by regulation, there were several commercial/industrial and multifamily districts with insufficient sales to provide a reliable statistical analysis. The criteria we applied to determine if the analyses produced

reliable results were a minimum of five sales and a COD of less than 22. We acknowledge the COD of 22 is slightly above IAAO's recommended upper COD limit of 20.

The following List of Exhibits contains the individual analyses for each of the proposed factors. If you should have any questions regarding the factors or need additional information, please contact Gary Warren at 328-2269 or myself at 328-2203.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'J. Wilson', with a long, sweeping horizontal flourish extending to the right.

Joshua G. Wilson  
Assessor

**2008 Residential Land Factor Summary Table - 18 Months of Sales**

District	Method	#Parcels	# Sales	Factor	COD	<30%	30%-35%	>35%
All 1R	Reappraise	32,063						
221R	Allocation	7,001	668	1.66	17.70	331	196	141
222R A*	Sales	283	29	1.00	9.00	3	13	13
222R B*	Allocation	2,938	618	1.34	16.20	300	205	113
223R	Allocation	1,103	51	1.93	19.00	25	11	15
224R	Allocation	951	19	1.55	19.70	10	5	4
240R	Allocation	2,615	21	1.51	16.60	10	8	3
242R	Allocation	4,760	305	1.55	13.10	149	111	45
261R	Allocation	2,311	123	1.59	20.40	60	27	36
262R	Allocation	672	33	1.66	12.20	18	10	5
263R A**	Allocation	55	24	1.00	13.20	7	8	9
263R B**	Allocation	10,186	439	1.50	19.30	219	105	115
264R	Allocation	737	29	1.00	21.30	14	9	6
310R	Allocation	2,546	109	1.34	16.70	55	30	24
315R***	No sales	766	0	1.12	Factor from district 330R applied			
320R	Allocation	762	7	1.42	18.50	3	2	2
330R	Allocation	2,412	137	1.12	12.90	71	49	17
360R	Allocation	4,230	210	1.06	18.50	105	55	50
400R	Allocation	1,074	26	1.14	19.50	13	7	6
419R	Allocation	1,614	150	1.14	12.20	69	54	27
420R	Allocation	6,701	374	1.24	12.40	189	140	45
480R	Allocation	8,338	420	1.20	13.20	203	167	50
481R	Allocation	9,714	588	1.26	13.10	298	213	77
All 5R	Reappraise	50,675						

\* The 1.0 factor for part A of 222R is sought for the custom home lots within the Somerset Developer in Book 232 Pages 17,20,27,28,52,53,54,59,60 and 72 and Book 234 Pages 14,19,20,21,43

\*\* The 1.0 factor for part A of 263R is sought for the Belsera subdivision above the Lakeridge Shores Development in Book 42 Pages 42 and 43.

\*\*\* The factor for District 330R is recommended to be applied to District 315R because there were no sales in Factor District 315R. Factor District 330R is the closest comparable district to District 315R

2008 Commercial Land Factor Summary Table - 36 months of Sales

District	#Parcels	# Sales	Factor	COD	<30%	30%-35%	>35%	Meets Criteria*	Recom- mended Factor
221C Commercial	556	4	1.06	9.60	2	2	0	No	1.00
221C Multifamily	23	1	0.85	NA	NA	NA	NA	No	1.00
223C	71	2	1.11	10.70	1	1	0	No	1.00
224C	93							No	1.00
240C Commercial	758	4	1.69	38.20	2	0	2	No	1.00
240C Multifamily	238	3	1.42	24.00	1	1	1	No	1.00
242C	38							No	1.00
261C	31							No	1.00
263C	672	3	1.55	17.10	1	1	1	No	1.00
264C	4	1	1.61	NA	NA	NA	NA	No	1.00
310C Commercial	690	7	2.66	33.20	3	2	2	No	1.00
310C Multifamily	38	4	1.31	29.10	2	1	1	No	1.00
315C	563	6	1.38	13.50	3	2	1	Yes	1.38
320C	205	4	1.67	34.70	2	0	2	No	1.00
330C Commercial	572	15	1.18	20.80	6	4	5	Yes	1.18
330C Multifamily	405	4	1.54	41.60	2	1	1	No	1.00
360C	1368	5	0.93	16.70	1	1	3	Yes	0.93
400C	178	4	1.07	42.30	2	0	2	No	1.00
415C	865	4	1.82	47.70	2	0	2	No	1.00
419C Commercial	756	4	0.98	25.10	0	2	2	No	1.00
419C Multifamily	59	3	1.41	24.10	1	1	1	No	1.00
420C	336	9	1.00	21.20	4	2	3	Yes	1.00
480C Commercial	536	7	1.10	13.70	3	2	2	Yes	1.10
480C Multifamily	367	3	1.27	7.20	1	2	0	No	1.00
481C	253	6	1.25	21.40	3	1	2	Yes	1.25

**Factor Criteria Determination**

A factor other than 1.0 is recommended only for those districts where there are at least five sales and the Coefficient of Dispersion (COD) is less than 22.0.

September 12, 2007

## 2007 LAND FACTOR NARRATIVE

The Washoe County Assessor's Office has divided the county into five geographic reappraisal areas, which also correspond to the land factor areas. Reappraisal Districts 1 and 5 are in this year's reappraisal cycle and no factors are being included for these areas. The Assessor's office sales section screened land sales used in this study in order to ensure they accurately represent the market. These land sales occurred during the 18-month period from January 1, 2006 through June 30, 2007.

The median ratios computed through the sales of vacant parcels in this study compare the assessed land values from the 2007 roll to the sale prices. Two statistical measures were used to determine the factor to be applied within each factor area: the median assessment ratio as the measure of central tendency and the coefficient of dispersion as the measure of deviation from the median. The parcel counts include only the non-agricultural parcels.

The majority of the single-family residential properties were analyzed using the allocation process. The allocation process used sales identified by land use code 020. A separate factor using vacant parcel sales with the land use code 012 was developed for a portion of Residential Factor District 222R, the custom house lots in the Somerset Development because of their distinctly different assessment ratio.

There were no single-family residential sales within Factor District 315R over the 18-month time period. It is the assessor's recommendation that the factor from Factor District 330R be applied to the single-family residential parcels in Factor District 315R. Factor District 330R is judged to be the closest comparable district in terms of location and demographics.

**Reappraisal District 1:** This is the southern part of the county including Washoe Valley, Pleasant Valley, Incline Village/Crystal Bay, Mt. Rose Highway and north to approximately South Hills Drive to include all areas both east and west of South Virginia Street. There are 32,063 non-agricultural residential parcels included in this residential factor area. There are 1,567 commercial parcels in district. Reappraisal District 1 is being reappraised this year.

**Reappraisal District 2:** This area includes Southwest and Southeast Reno from South Hills Drive to Plumb Lane. This area includes Hidden Valley on the east, extends west along Plumb Lane to West McCarran then north to include Mogul-Verdi and on the west. This reappraisal district has 33,557 residential parcels and 2,486 commercial parcels.

Factor District 221R includes the Northgate Development of northwest Reno west of McCarran Boulevard and generally north of Interstate 80. Factor District 222R includes the Somerset Development of northwest Reno. Factor District 223R includes the Mogul area and parcels within the western Truckee River canyon. Factor District 224R includes the Verdi township and extends to the California boundary.

Factor District 240R includes southeast Reno south of Plumb Lane and east of South Virginia Street. Factor District 242R includes the Donner Springs and Hidden Valley areas of southeast Reno.

Factor District 261R includes the Caughlin Ranch and foothills area of southwest Reno. Factor District 262R includes the Huffaker Lane area west of U.S. 395 in southwest Reno. Factor District 263R includes the Lakeridge Development and residential properties south of West Plumb Lane and west of South Virginia Street. Factor District 264R includes the multi-acre sites located south of McCarran Boulevard and west of U.S. 395.

**Reappraisal District 3:** This area includes the central downtown Reno commercial core, the airport industrial area as well as the adjoining residential neighborhoods. The residential neighborhoods are the most built out areas in the county, have the fewest vacant parcels and are comprised of predominantly older houses. There are 10,716 residential parcels, 3,281 commercial and ? multifamily parcels within the reappraisal district.

Factor District 310R includes the parcels in northeast Reno located north of Interstate 80 and on both sides of U.S. 395. Factor District 315R includes the southeast Reno area south of the Truckee River and east of Kietzke Lane. This district also includes the residential parcels around the north side of the airport. Factor District 320R includes the downtown central core areas of northeast and northwest Reno generally north of the Truckee River and south of Interstate 80.

Factor District 330R includes the southeast Reno area generally south of the Truckee River, east of South Virginia Street, west of Kietzke Lane and south to East Plumb Lane. Factor District 360R includes the older area of southwest Reno.

**Reappraisal District 4:** Factor Area 4 includes the area of northwest Reno east of McCarran Blvd., portions of Northeast Reno and the majority of the Sparks area within the Truckee Meadows. This area also includes the Parr Blvd industrial area. This factor area has 27,441 residential parcels and 3,350 commercial parcels.

Factor District 400R includes the northeast Reno area north of Oddie Boulevard, east of N. Wells Avenue, south of N. McCarran Boulevard and west

of U.S. 395. Factor District 480R includes the older central portion of Sparks generally north of Interstate 80 and west and south of N. McCarran Boulevard. This district also includes the area of northeast Reno north of McCarran and east of U.S. 395. Factor District 481R includes the balance of the city of Sparks within the Truckee Meadows basin.

**Reappraisal District 5:** This district is also included in this year's reappraisal and was also reappraised for the 2007-8 roll. It is reappraised as part of the county's plan to move to annual reappraisal. It encompasses the North Valleys areas north of Parr Blvd at Panther Siding, Sun Valley, Hungry Valley to Pyramid Highway, and north from these points to the Oregon border. There are 50,675 residential parcels and 2,147 commercial parcels within this district.