

Nevada Association of Counties

Nevada Property Tax Overview



August 26, 2016

Tammi Davis

Washoe County Treasurer

Nevada Property Tax – A Retrospective

- 1864 Article 10 Nevada Constitution – “uniform and equal rate of assessment and taxation”
- 1979 Property tax rate capped at \$3.64 per \$100 of assessed value
- 1981 Tax Shift – Move from Market to Taxable value, buildings are depreciated, valuation in arrears
- 1991 Fair Share legislation - Corrects inequities created by 1981 tax legislation
- 2005 Annual increase in property tax amount capped at 3% and 8%. New construction excluded from the cap

AB489 – 2005 Partial Abatements

2005 Legislature found that “an increase in the tax bill of the owner of a home by more than 3 percent over the tax bill of that homeowner for the previous year constitutes a severe economic hardship”

Primary residence – abate any amount above 3% increase

Certain rentals – abate any amount above 3% increase

Other property – abate any amount above a % increase equal to:

Greater of:

- 10 year average percentage of change in A/V for the county
- 2 times increase in Consumer Price Index
- Zero

OR Eight Percent

WHICHEVER IS LESS

Consequences?

- | | |
|---------|--|
| 2009/10 | Values drop and tax bills continue to increase |
| 2013/14 | Values recovering quickly, revenue growth recovering slowly |
| 2016/17 | Secondary Calculation results in .2% cap for 6 of 17 Nevada Counties |

2016/17 Tax Cap Factors

Nevada Department of Taxation
Division of Local Government Services

FINAL NRS 361.4722 TAX CAP FACTORS FISCAL 2016 - 2017

Tax cap may be no higher than:			3.00%	8.00%		
COUNTY	MOVING AVERAGE GROWTH RATE	2 X 0.1% CPI CHANGE	RESIDENTIAL CAP	GENERAL CAP	RESIDENTIAL CAP FACTOR	GENERAL CAP FACTOR
CARSON CITY	-0.6%	0.2%	0.2%	0.2%	1.002	1.002
CHURCHILL	1.9%	0.2%	1.9%	1.9%	1.019	1.019
CLARK	-2.7%	0.2%	0.2%	0.2%	1.002	1.002
DOUGLAS	-1.7%	0.2%	0.2%	0.2%	1.002	1.002
ELKO	6.4%	0.2%	3.0%	6.4%	1.030	1.064
ESMERALDA	6.8%	0.2%	3.0%	6.8%	1.030	1.068
EUREKA	5.0%	0.2%	3.0%	5.0%	1.030	1.050
HUMBOLDT	6.3%	0.2%	3.0%	6.3%	1.030	1.063
LANDER	25.0%	0.2%	3.0%	8.0%	1.030	1.080
LINCOLN	6.9%	0.2%	3.0%	6.9%	1.030	1.069
LYON	-0.2%	0.2%	0.2%	0.2%	1.002	1.002
MINERAL	7.1%	0.2%	3.0%	7.1%	1.030	1.071
NYE	-0.1%	0.2%	0.2%	0.2%	1.002	1.002
PERSHING	5.5%	0.2%	3.0%	5.5%	1.030	1.055
STOREY	2.9%	0.2%	2.9%	2.9%	1.029	1.029
WASHOE	0.0%	0.2%	0.2%	0.2%	1.002	1.002
WHITE PINE	1.5%	0.2%	1.5%	1.5%	1.015	1.015
STATEWIDE	-2.1%	0.2%	0.2%	0.2%	1.002	1.002

Contact Information

Washoe County Treasurer
P O Box 30039
Reno NV 89520-3039

1001 E. 9th St. – D140 Reno

775-328-2510 Phone 775-328-2500 Fax
tax@washoecounty.us

www.washoecounty.us/treas

- Find tax information
- Pay property taxes
- Request an address change