

Nevada Association of Counties

Nevada Property Tax Overview



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Douglas County Clerk/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

2017/18 Tax Cap Factors

Nevada Department of Taxation
Division of Local Government Services

FINAL NRS 361.4722 TAX CAP FACTORS FISCAL 2017 - 2018

Tax cap may be no higher than:			3.00%	8.00%		
COUNTY	MOVING AVERAGE GROWTH RATE	2 X 1.3% CPI CHANGE	RESIDENTIAL CAP	GENERAL CAP	RESIDENTIAL CAP FACTOR	GENERAL CAP FACTOR
CARSON CITY	-2.0%	2.6%	2.6%	2.6%	1.026	1.026
CHURCHILL	1.2%	2.6%	2.6%	2.6%	1.026	1.026
CLARK	-2.8%	2.6%	2.6%	2.6%	1.026	1.026
DOUGLAS	-1.8%	2.6%	2.6%	2.6%	1.026	1.026
ELKO	5.9%	2.6%	3.0%	5.9%	1.030	1.059
ESMERALDA	5.6%	2.6%	3.0%	5.6%	1.030	1.056
EUREKA	-1.0%	2.6%	2.6%	2.6%	1.026	1.026
HUMBOLDT	6.6%	2.6%	3.0%	6.6%	1.030	1.066
LANDER	25.3%	2.6%	3.0%	8.0%	1.030	1.080
LINCOLN	6.0%	2.6%	3.0%	6.0%	1.030	1.060
LYON	-0.5%	2.6%	2.6%	2.6%	1.026	1.026
MINERAL	6.2%	2.6%	3.0%	6.2%	1.030	1.062
NYE	-0.2%	2.6%	2.6%	2.6%	1.026	1.026
PERSHING	4.8%	2.6%	3.0%	4.8%	1.030	1.048
STOREY	3.0%	2.6%	3.0%	3.0%	1.030	1.030
WASHOE	-0.7%	2.6%	2.6%	2.6%	1.026	1.026
WHITE PINE	3.1%	2.6%	3.0%	3.1%	1.030	1.031
STATEWIDE	-2.3%	2.6%	2.6%	2.6%	1.026	1.026

Note (1) : The General Tax Cap is calculated by taking the greater of the moving average growth rate or twice the CPI, up to a maximum of 8%. See NRS 361.4722(1)(b).

Note (2): The Residential Tax Cap is 3% unless the General Tax Cap is less than 3%. If the General Tax Cap is less than 3%, then the Residential Tax Cap must equal the General Tax Cap. See NRS 361.4723(2)(b).

Note (3): The Consumer Price Index (CPI) used is All Urban Consumers, Series ID CUUR0000SA0, Not Seasonally Adjusted, U.S. City Average All Items, Annual Average. Source: Bureau of Labor Statistics. This year, the CPI annual average for 2016 is 1.3%. Twice the CPI is therefore 2.6%

Note (4): The Moving Average Growth Rate is based on data from the Statistical Analysis of the Roll from 2008-09 through 2015-16 published by the Department of Taxation; the October 2016 Segregation Report for the 2016-17 Secured and Unsecured Rolls; and the March 2017 Segregation Report for 2017-18 Secured and Unsecured Rolls reported by County Assessors.

Parcel Example

	Tax Rate	Actual Assessed Value	Gross Taxes	Actual Taxes Paid	Taxpayer Savings	Effective Assessed Value	Effective Tax Rate	Change in Gross Taxes	Change in Actual Taxes
2005/06	2.1523	137,427	2,957.84	2,292.57	(665.28)	106,517	1.6682		
2006/07	2.7219	154,107	4,194.64	2,576.77	(1,617.87)	94,668	1.6721	41.81%	12.40%
2007/08	2.7229	174,485	4,751.05	2,654.04	(2,097.01)	97,471	1.5211	13.26%	3.00%
2008/09	2.8047	178,015	4,992.79	2,733.66	(2,259.13)	97,467	1.5356	5.09%	3.00%
2009/10	2.8104	163,587	4,597.45	2,815.68	(1,781.77)	100,188	1.7212	-7.92%	3.00%
2010/11	2.8238	130,442	3,683.42	2,900.16	(783.27)	102,704	2.2233	-19.88%	3.00%
2011/12	2.8699	126,304	3,624.80	2,987.16	(637.63)	104,086	2.3651	-1.59%	3.00%
2012/13	2.8699	120,566	3,460.12	3,076.76	(383.36)	107,208	2.5519	-4.54%	3.00%
2013/14	2.8699	117,303	3,366.48	3,169.06	(197.42)	110,424	2.7016	-2.71%	3.00%
2014/15	2.8699	125,229	3,593.95	3,264.14	(329.81)	113,737	2.6065	6.76%	3.00%
2015/16	2.8699	131,973	3,787.49	3,362.06	(425.43)	117,149	2.5475	5.39%	3.00%
			43,010.03	31,832.05	(11,177.98)				

Considerations for raising property tax rate

- Increase in tax revenue on new assessed value, because the taxes on new assessed value are not capped
- The tax rate for your entity must not exceed the tax rate allowed by the State
- The overlapping tax rate for any district must not exceed \$3.66

Contact Information

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For More Information about Local Government Revenue,
including Publications:

https://tax.nv.gov/LocalGovt/PolicyPub/LGS_Archive_Publications/