

REVENUE IMPACTS OF SJR 14



**An electronic version of this report is available at www.leg.state.nv.us/Division/Fiscal
and at www.appliedanalysis.com/SJR14ImpactStudy.**

**A printed version of the report can be requested from the Fiscal Analysis Division of the Legislative
Counsel Bureau by emailing fiscal@lcb.state.nv.us or calling 775-684-6821.**

SJR 14 Report

The complete Revenue Impacts of SJR 14 report includes detailed summaries of the model results for the state, each county and every taxing entity in Nevada.



- 350+ Taxing Entities
- School Districts
- Counties
- Cities
- Towns
- Special Districts



Contents

-  Senate Joint Resolution 14
-  Property Taxes in Nevada
-  Depreciation
-  Tax Abatements
-  SJR 14 Impact Model
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Objective of the Analysis

Evaluate the fiscal impacts of Senate Joint Resolution 14, which would reset the depreciation factor on improvements and partial ad valorem tax abatements after the sale of a property.

This analysis calculates the impacts of SJR 14 in FY2017-2018 and projects the impacts over the next 10 fiscal years.



Key Language of SJR 14

Senate Joint Resolution No. 14—Committee on
Revenue and Economic Development

FILE NUMBER.....

SENATE JOINT RESOLUTION—Proposing to amend the Nevada Constitution to revise provisions relating to the assessment and taxation of property which is sold or transferred and to require the Legislature to enact a “Senior and Disabled Taxpayers Protection Act” to provide property tax assistance to senior citizens and persons with disabilities.

Legislative Counsel’s Digest:

The Nevada Constitution requires the Legislature to provide by law for a uniform and equal rate of assessment and taxation of property. (Nev. Const. Art. 10, § 1)

Under existing law, for the purpose of determining the amount of property tax owed by the owner of a parcel of real property, the taxable value of the real property is equal to the value of the land plus the replacement cost of the improvements, depreciated at 1.5 percent for each year of adjusted actual age, up to a maximum of 50 years. (NRS 361.227) Existing law also provides for a partial abatement of property taxes, which has the effect of establishing an annual cap on increases in property taxes. (NRS 361.4722-361.4724) This resolution proposes to amend the Nevada Constitution to provide that for the first fiscal year after real property is sold or transferred, the real property is ineligible for any adjustment to the value of improvements on the real property which is based on the age of the improvement and certain partial abatements.

This resolution also proposes to amend the Nevada Constitution to require the Legislature to enact by law a “Senior and Disabled Taxpayers Protection Act.” The “Senior and Disabled Taxpayers Protection Act” enacted by the Legislature is required to consist of a program to provide assistance to persons domiciled in this State who are 62 years of age or older or disabled by paying such persons refunds of the property taxes imposed on the primary residences of such persons.

EXPLANATION – Matter in *bolded italics* is new; matter between brackets ~~omitted material~~ is material to be omitted.

RESOLVED BY THE SENATE AND ASSEMBLY OF THE STATE OF NEVADA, JOINTLY, That Section 1 of Article 10 of the Nevada Constitution be amended to read as follows:

Section 1. 1. The Legislature shall provide by law for a uniform and equal rate of assessment and taxation, and shall prescribe such regulations as shall secure a just valuation for taxation of all property, real, personal and possessory, except mines and mining claims, which shall be assessed and taxed only as provided in Section 5 of this Article.

2. Shares of stock, bonds, mortgages, notes, bank deposits, book accounts and credits, and securities and choses in action of like character are deemed to represent interest in

Senate Joint Resolution 14

Introduced and passed during the
2017 Nevada State Legislative Session

If approved by the Legislature in 2019 and by voters in 2020, would amend the Nevada Constitution to revise provisions relating to the assessment and taxation of property which is sold or transferred.

Key Language of SJR 14

foregoing provision, and except as otherwise provided in subsection 1 of this Section, taxes may be levied upon the income or revenue of any business in whatever form it may be conducted for profit in the State.

10. The Legislature may provide by law for an abatement of the tax upon or an exemption of part of the assessed value of a single-family residence occupied by the owner to the extent necessary to avoid severe economic hardship to the owner of the residence.

11. *For the purposes of assessment and taxation of property:*

(a) Except as otherwise provided in this paragraph, for the first fiscal year after the sale or transfer of real property, the real property sold or transferred shall not be eligible for any adjustment provided by the Legislature by law based on the age of improvements to the real property, any abatement of the tax upon the real property provided by the Legislature by law pursuant to subsection 8 or any abatement or exemption provided by the Legislature by law pursuant to subsection 10. The provisions of this paragraph do not apply to real property for which the Legislature has provided by law for an exemption of the tax on property.

(b) For any fiscal year following the first fiscal year after the sale or transfer of real property to which the provisions of paragraph (a) apply, any adjustment provided by the Legislature by law based on the age of improvements to the real property must be determined as if the improvements were new improvements on the date of the sale or transfer.

↳ The Legislature shall provide by law for definitions of the terms "sale" and "transfer" as necessary to carry out the provisions of this subsection.

12. *The Legislature shall provide by law for a program to provide for the payment of refunds of the taxes imposed on the primary residence of a person domiciled in this State who is 62 years of age or older or a person with a disability. If such a person rents his or her primary residence, the amount of the refund for which the person is eligible must not exceed the portion of the rent which is deemed to constitute accrued property tax. The Legislature shall establish by law:*

(a) The criteria which a person must satisfy to be eligible for such a refund; and

Property Tax Abatement

For the first fiscal year after the sale or transfer of real property, the real property sold or transferred shall not be eligible for any adjustment provided by the Legislature by law based on the age of improvements to the real property, any abatement of the tax upon the real property provided by the Legislature by law pursuant to subsection 8 or any abatement or exemption provided by the Legislature by law pursuant to subsection 10.

Key Language of SJR 14

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Improvement Value Depreciation

For any fiscal year following the first fiscal year after the sale or transfer of real property ..., any adjustment provided by the Legislature by law based on the age of improvements to the real property must be determined as if the improvements were new improvements on the date of the sale or transfer.

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Property Taxes in Nevada

All properties in the state are assessed to determine their taxable value, which does not necessarily equate to market value.



Property Taxes in Nevada

Each property's taxable value is multiplied by the rate of assessment to calculate its assessed value. The rate of assessment in Nevada is 35 percent.



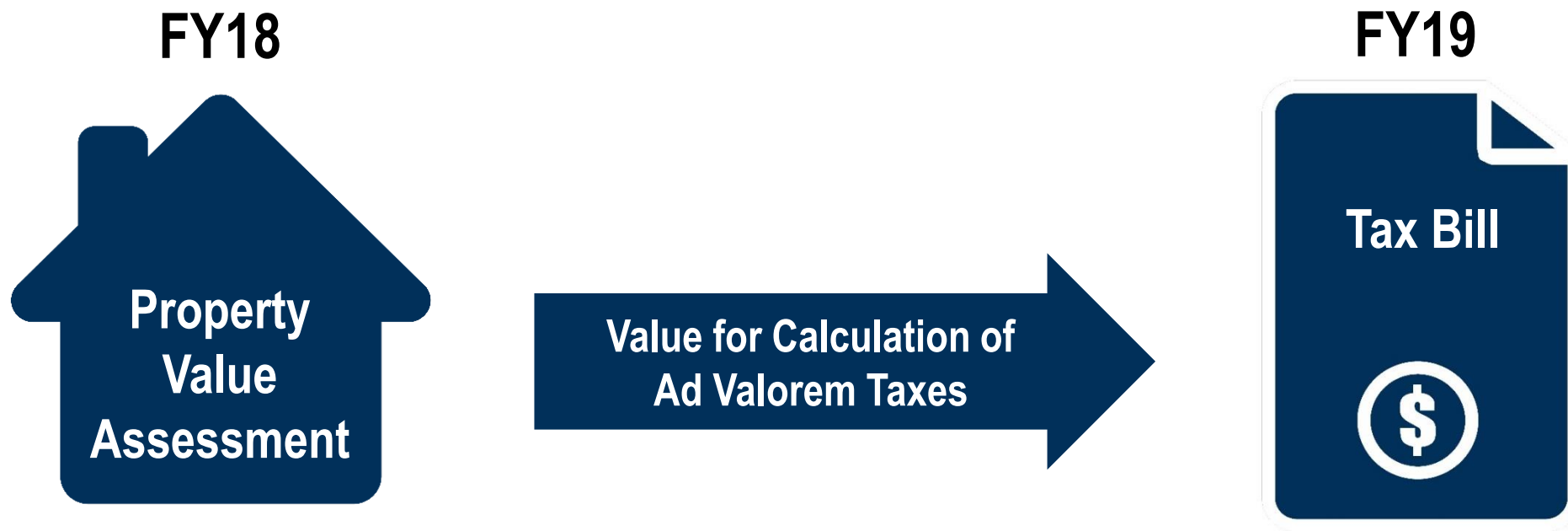
Property Taxes in Nevada

Each property's assessed value is multiplied by its district tax rate to calculate the ad valorem (property) taxes before exemptions or partial abatements.



Property Taxes in Nevada

Taxes in a fiscal year are calculated based on the property value assessments from the prior fiscal year.



Assessed Values in Presentation are Shown Under Their Relative Tax Year

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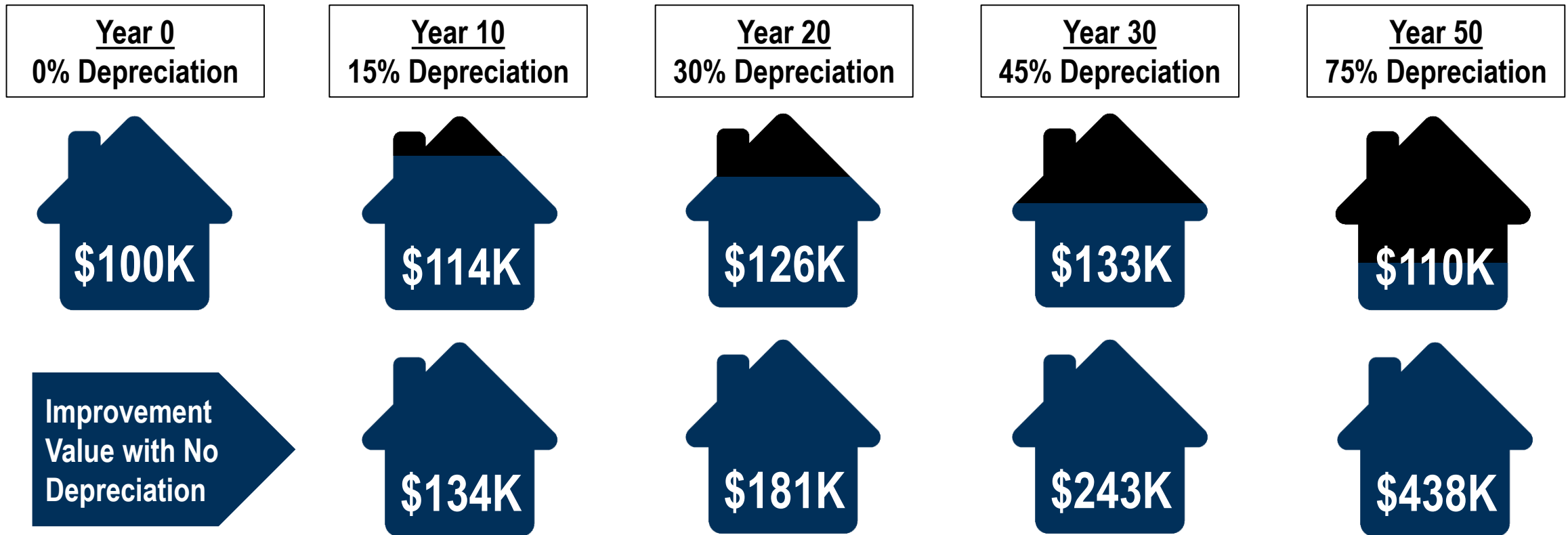
Depreciation in Nevada

In Nevada, the assessed value of improvements includes a statutory depreciation factor of 1.5 percent for every year after construction for up to 50 years.



Depreciation Impact

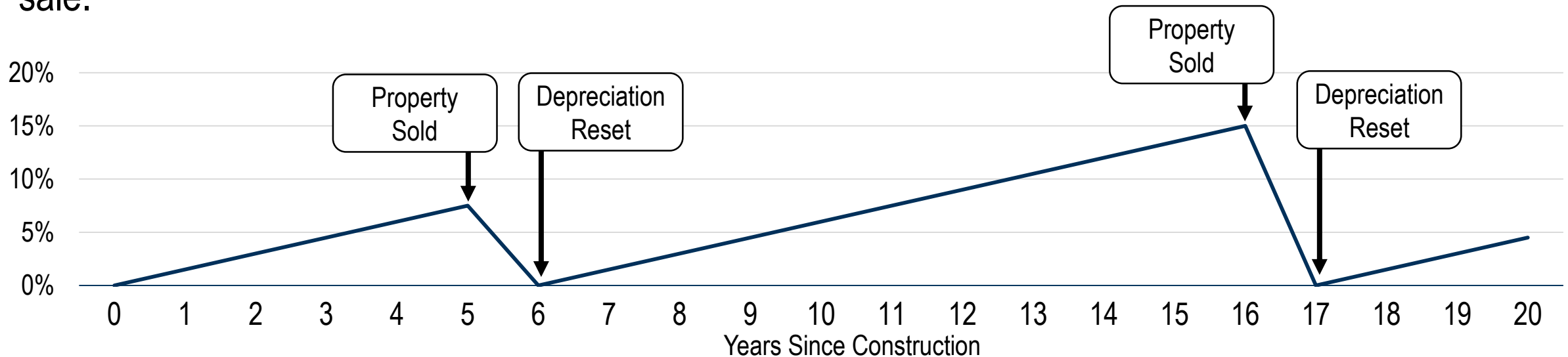
For a property with improvements valued at \$100,000 in replacement costs, the depreciation factor reduces the assessed improvement value significantly over the life of the property.



Assumes 3 percent annual replacement cost appreciation



Depreciation Under SJR 14

Under SJR 14, the depreciation factor would reset after the sale of a parcel and accrue until the next sale.



Replacement cost with 3 percent annual appreciation minus depreciation

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Tax Abatements

- In 2005, the Nevada State Legislature enacted property tax caps that potentially abate property taxes paid by property owners
- Tax cap factors are calculated for each county based on the higher of:
 - 10-year average of annual assessed value growth by county
 - Consumer Price Index growth multiplied by two
- The maximum tax cap factor is limited by property type and ownership:
 - 3 percent cap for owner-occupied residential properties and qualifying rental properties
 - 8 percent cap for all other property types
 - Cannot be less than zero



Tax Abatement Impact

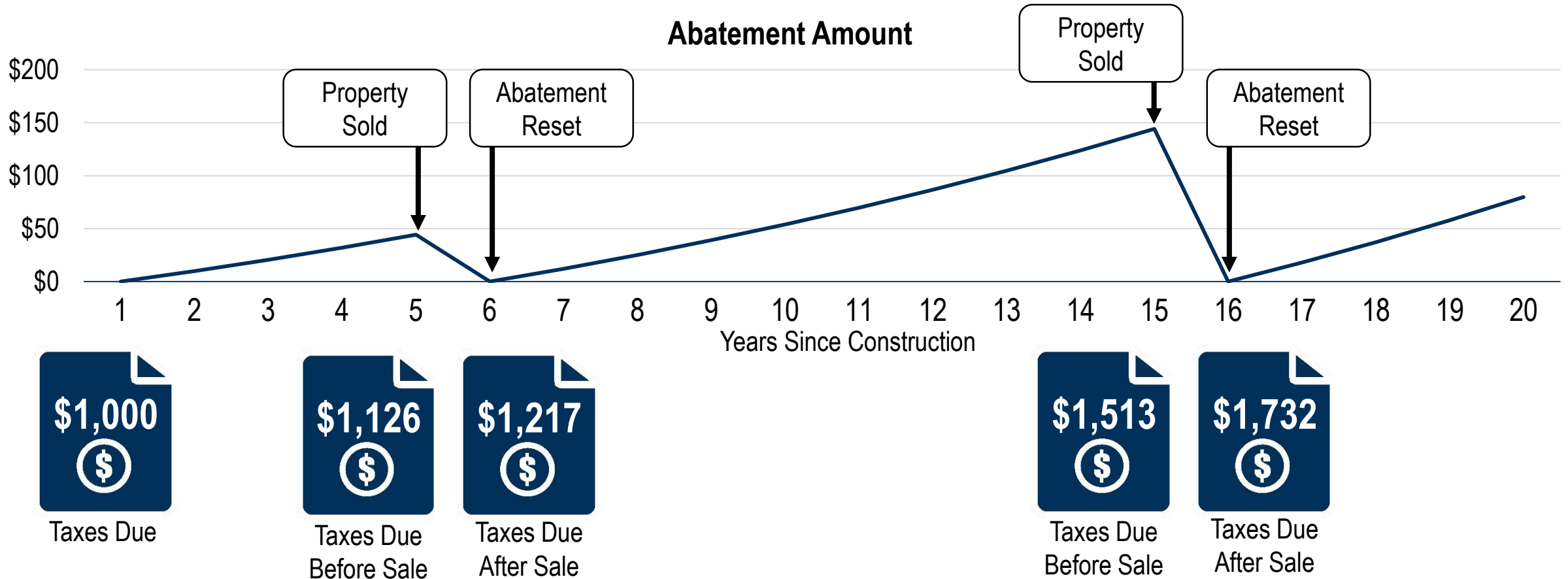
Partial tax abatement illustration for an owner-occupied single family residence with 3 percent tax cap.

	<u>Year 1</u>	<u>Year 10</u>	<u>Year 20</u>	<u>Year 30</u>
Taxes as Assessed	\$1,000	\$1,423	\$2,107	\$3,119
Partial Abatement	\$0	\$119	\$353	\$762
Taxes Due	\$1,000	\$1,305	\$1,754	\$2,357
Abatement % of Assessed Taxes	0%	8%	17%	24%

Assumes 4 percent annual growth in assessed taxes and 3 percent tax cap





Abatements Under SJR 14

Under SJR 14, partial tax abatements would reset to zero after the sale of a parcel.



Assumes 4 percent annual growth in assessed taxes and 3 percent tax cap

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Primary Model Components

Current Method Model

Calculate and project the assessed value for each parcel with statutory depreciation factor

Calculate and project ad valorem taxes for each parcel with current partial abatement framework

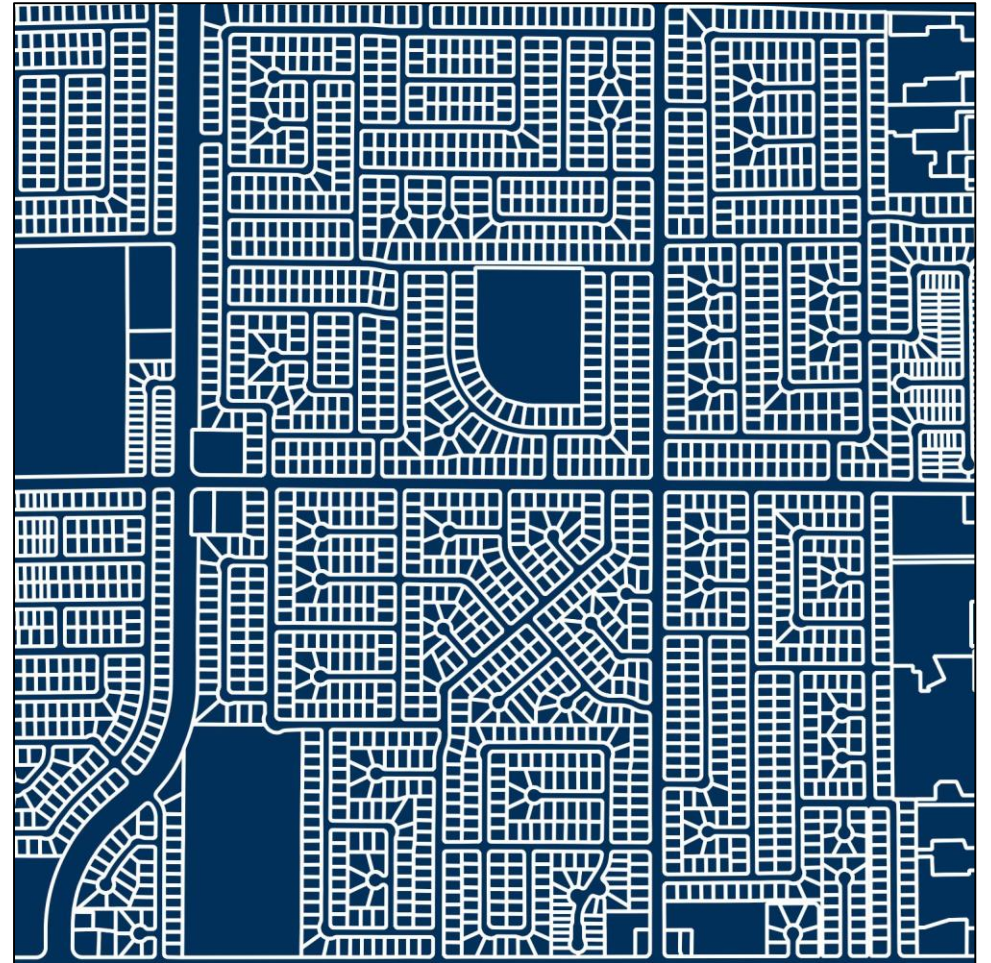
SJR14 Method Model

Calculate and project the assessed value for each parcel with depreciation reset after sale

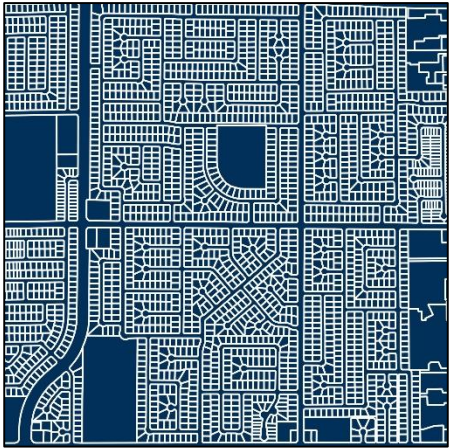
Calculate and project ad valorem taxes for each parcel with reset of partial abatement after sale

From the Parcel Up

- Calculating and projecting ad valorem taxes at the parcel level provides the highest level of accuracy
- Depreciation factor is determined by the construction year of improvements at the parcel level
- Partial tax abatements are determined by the taxes paid during the previous year at the parcel level
- The model mirrors ad valorem tax calculation methodologies used by county treasurers throughout the state to calculate property tax bills every year

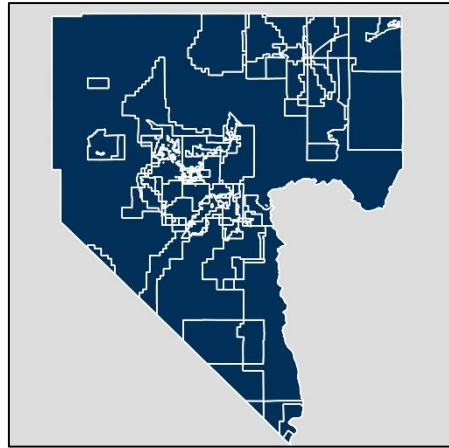


From the Parcel Up



Parcel

Assessed value and ad valorem taxes are calculated for every parcel.



Tax District

Every parcel is located within a tax district. All parcel-level values and taxes are combined to produce a tax district total.



Taxing Entity

The assessed value and ad valorem tax totals from each tax district are distributed to the counties, schools, cities and other taxing entities within each district based on their specific tax rates.



County

All assessed value and ad valorem tax revenue from each tax district in each county is combined for a countywide total.



State

The combined assessed values and ad valorem tax revenue from each of Nevada's 17 counties is aggregated for a statewide total.

Model Data

Data for every parcel in each of Nevada's 17 counties were collected, standardized and compiled for analysis.

County Assessors

- Assessed values
- Land use
- Construction year
- Parcel sales

County Treasurers

- Tax district
- Ad valorem taxes
- Partial tax abatements
- Tax rates

Other Collected Data

- Nevada Redbook
- Statistical Analysis of the Roll
- Tax cap factors

1.2 million
parcels

350+
tax districts

300+
taxing entities

Data Validation

Model data was evaluated and compared with other information sources, such as the Nevada Department of Taxation's Statistical Analysis of the Roll, for accuracy and validation purposes.

FY17 Statewide Net Assessed Value

- Statistical Analysis of the Roll
 - All Property Categories: \$110.5 billion
 - Secured Real Property Only: \$94.7 billion
- SJR 14 Method Model – \$99.6 billion

Factors to Consider

- SJR 14 Method Model data does not include centrally assessed utilities, centrally assessed mining property, personal property, unsecured property or agricultural land
- Assessed values can change over time, such as when property owners appeal assessed valuations before the county or state Board of Equalization



Model Notes



All data was inspected, standardized and compared against other sources to maximize accuracy and consistency



Model calculates and adds new assessed value based on county-level rates derived from the collected data



Property appreciation rates for each county and land use were calculated based on historical data



Model is comprised of more than 4,000 lines of code in SQL, a database query language



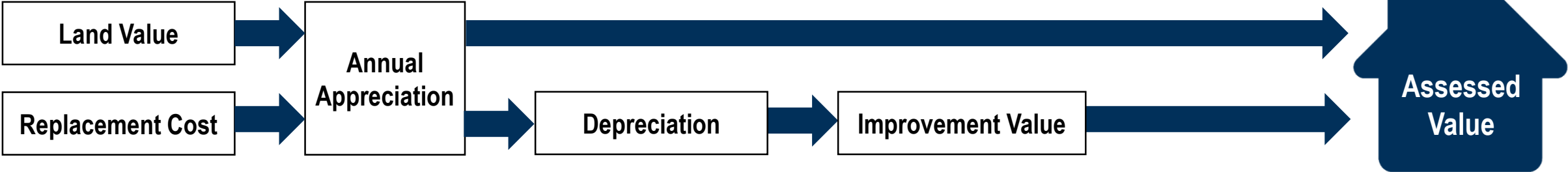
Parcels were assigned sales years based on sales rates for each county and a random number generator



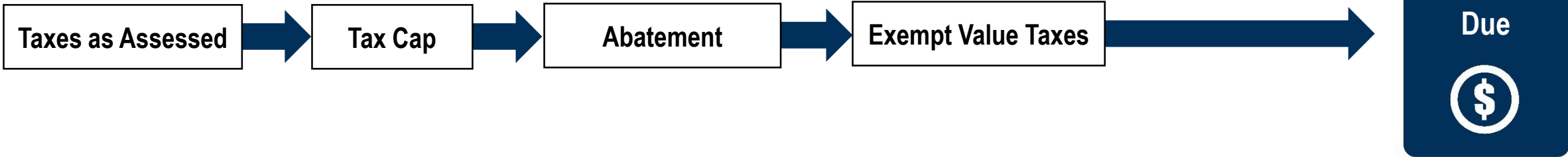
Model timeframe begins in FY18 to create a simulation reflecting the potential impacts of SJR 14 had its provisions been in effect at that time

Current Method Model

Calculate Assessed Value for Each Parcel

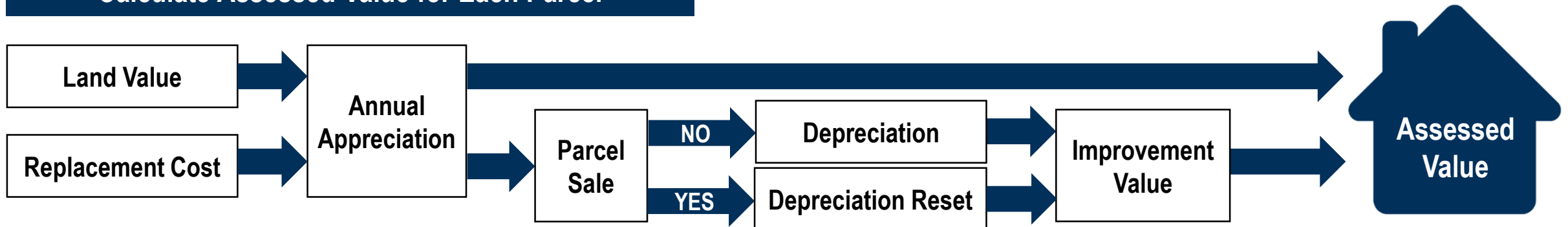


Calculate Ad Valorem Taxes Due for Each Parcel

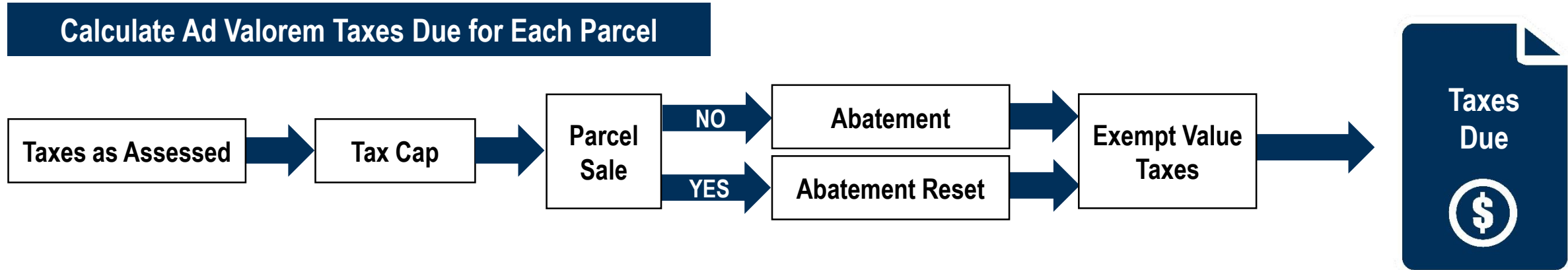


SJR 14 Method Model



Calculate Assessed Value for Each Parcel



Calculate Ad Valorem Taxes Due for Each Parcel

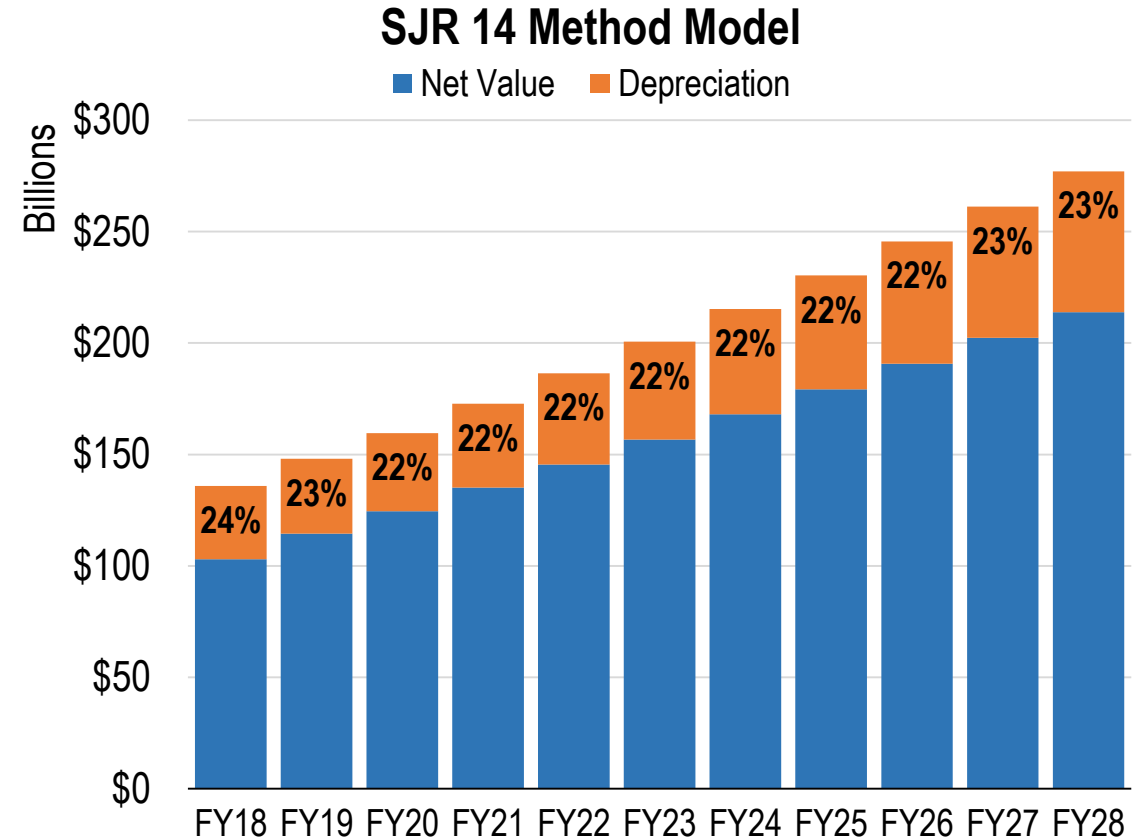
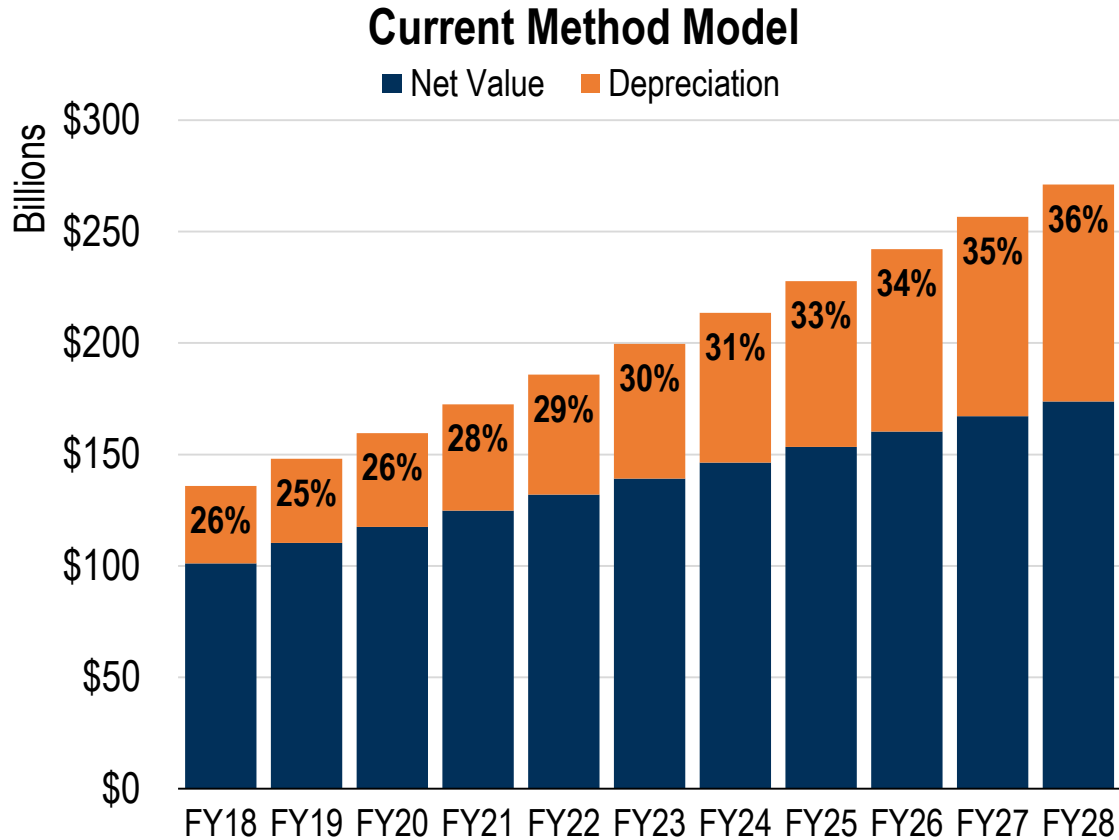


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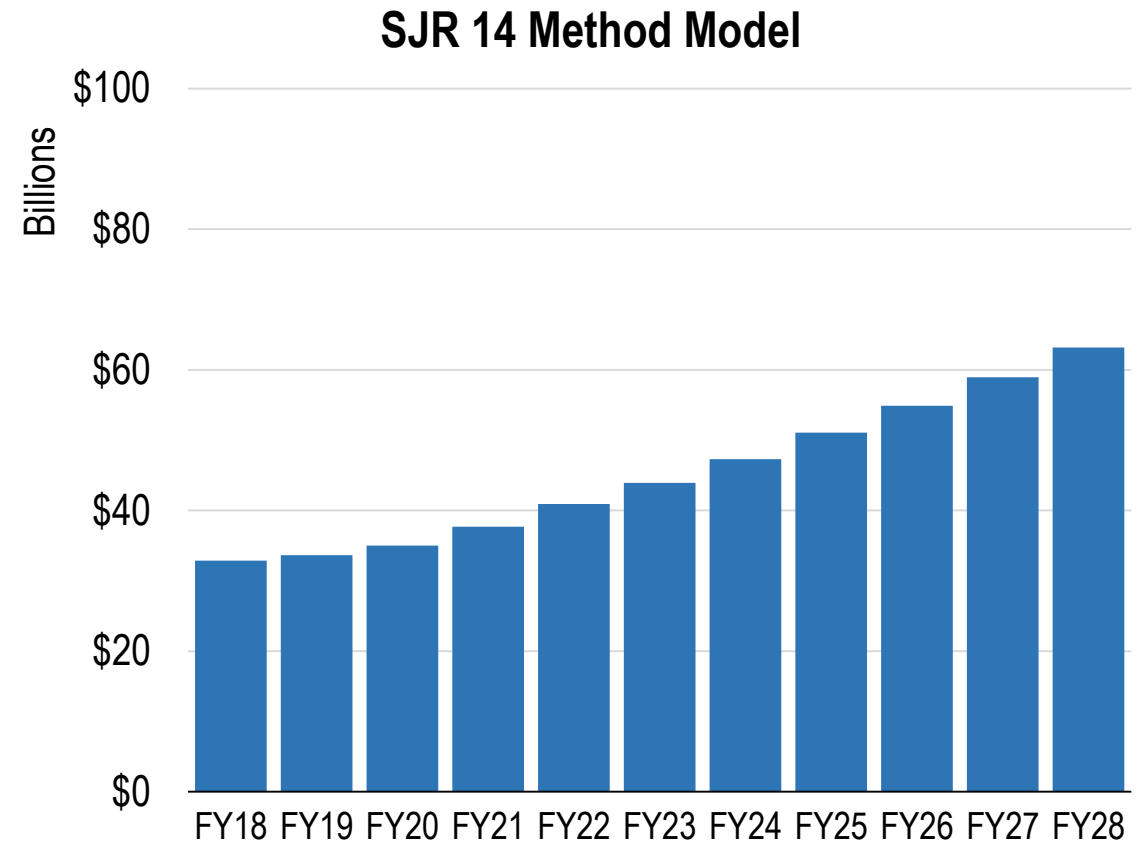
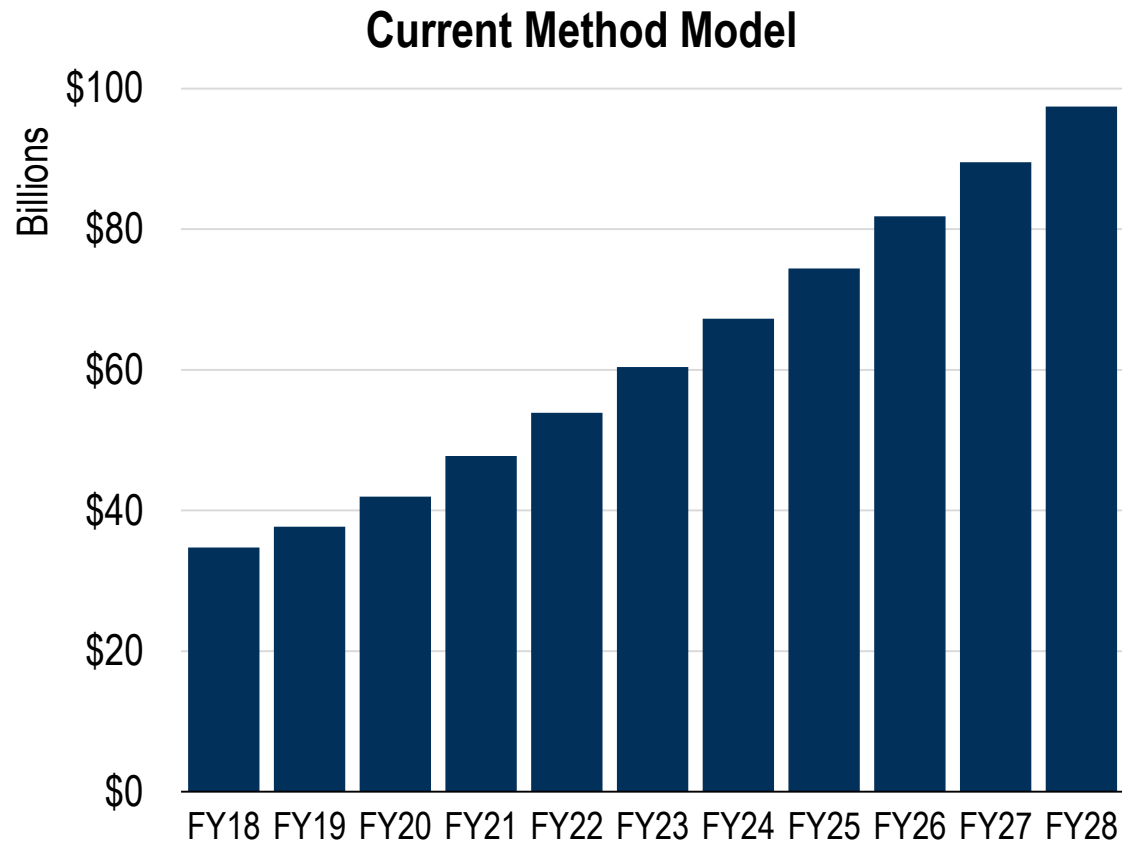
Depreciation Trend

Model comparison: Total statewide net assessed value plus depreciated value



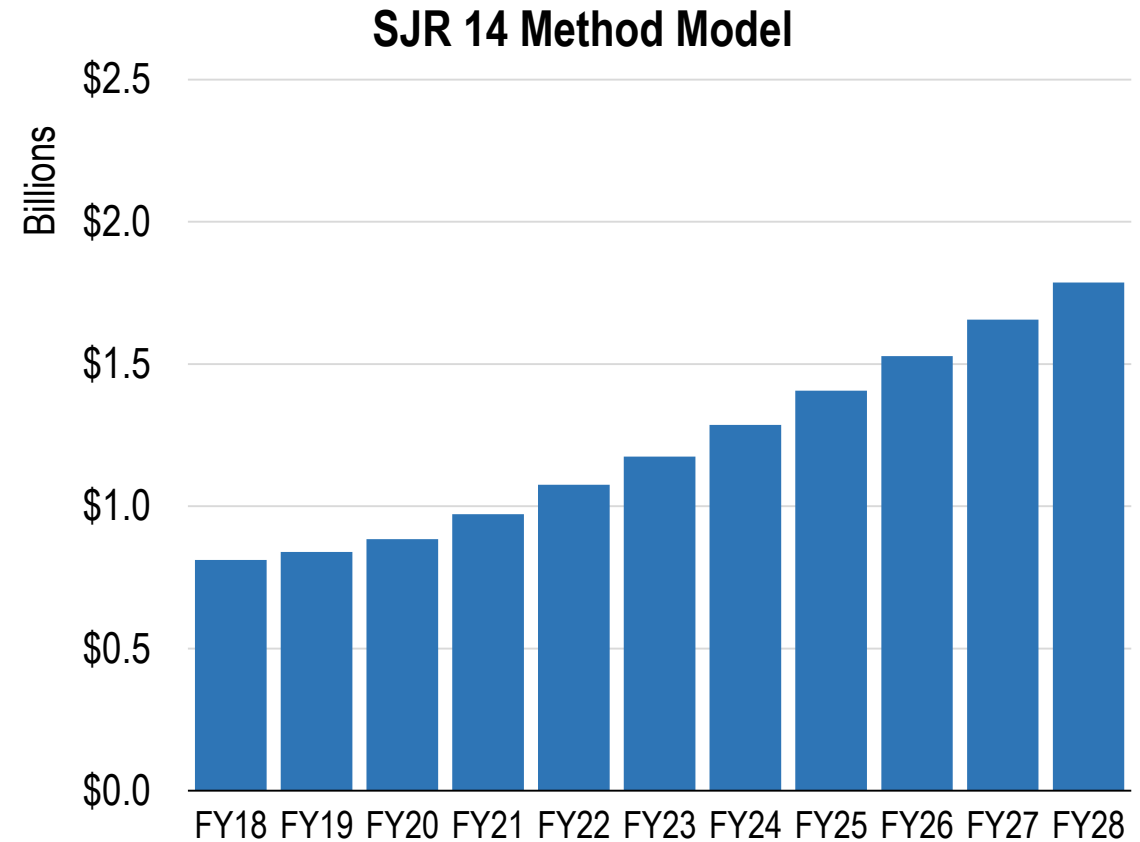
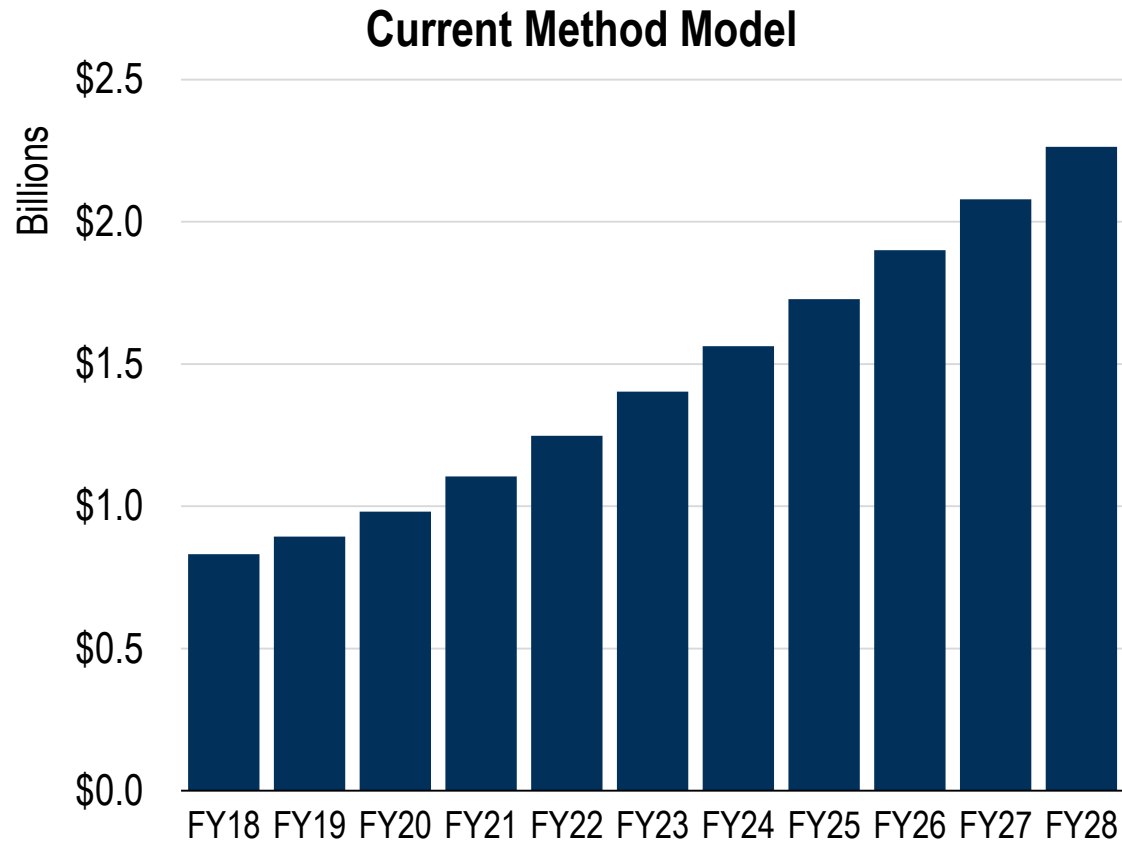
Depreciation Trend

Model comparison: Total statewide depreciated assessed value



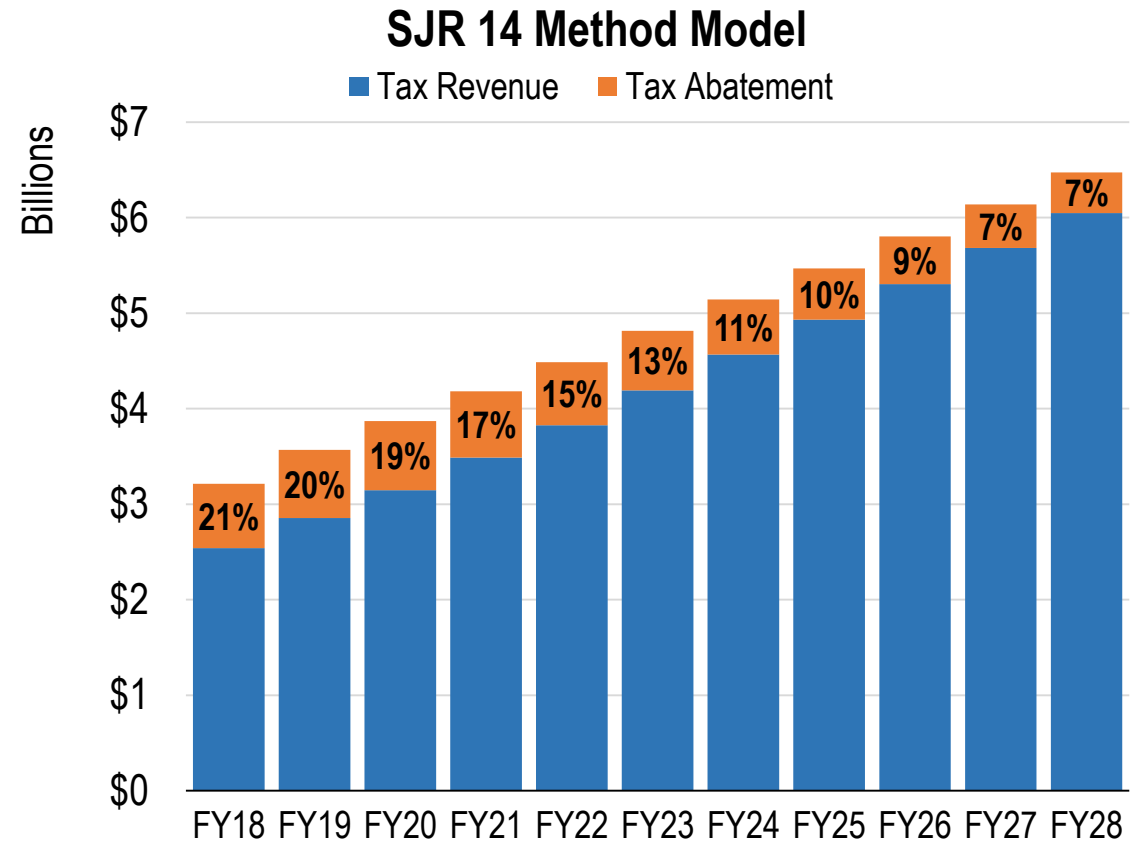
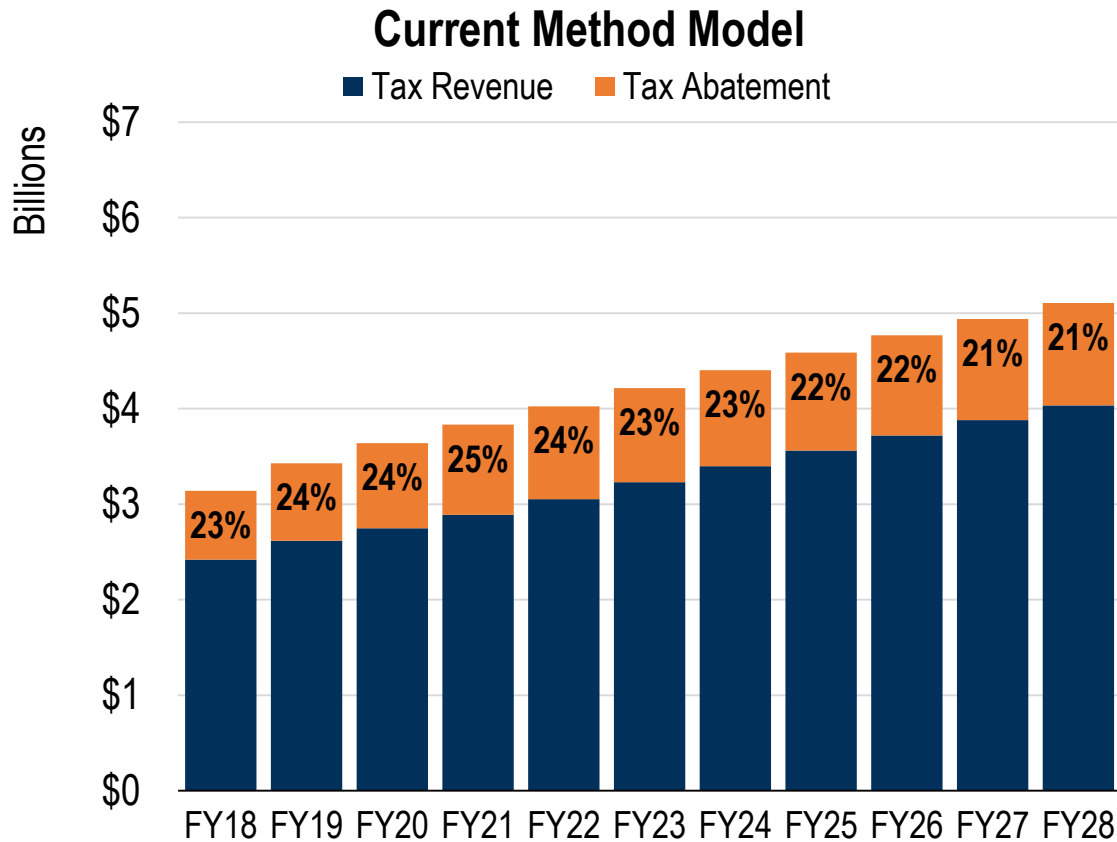
Depreciation Revenue

Model comparison: Unrealized ad valorem tax revenue due to depreciation



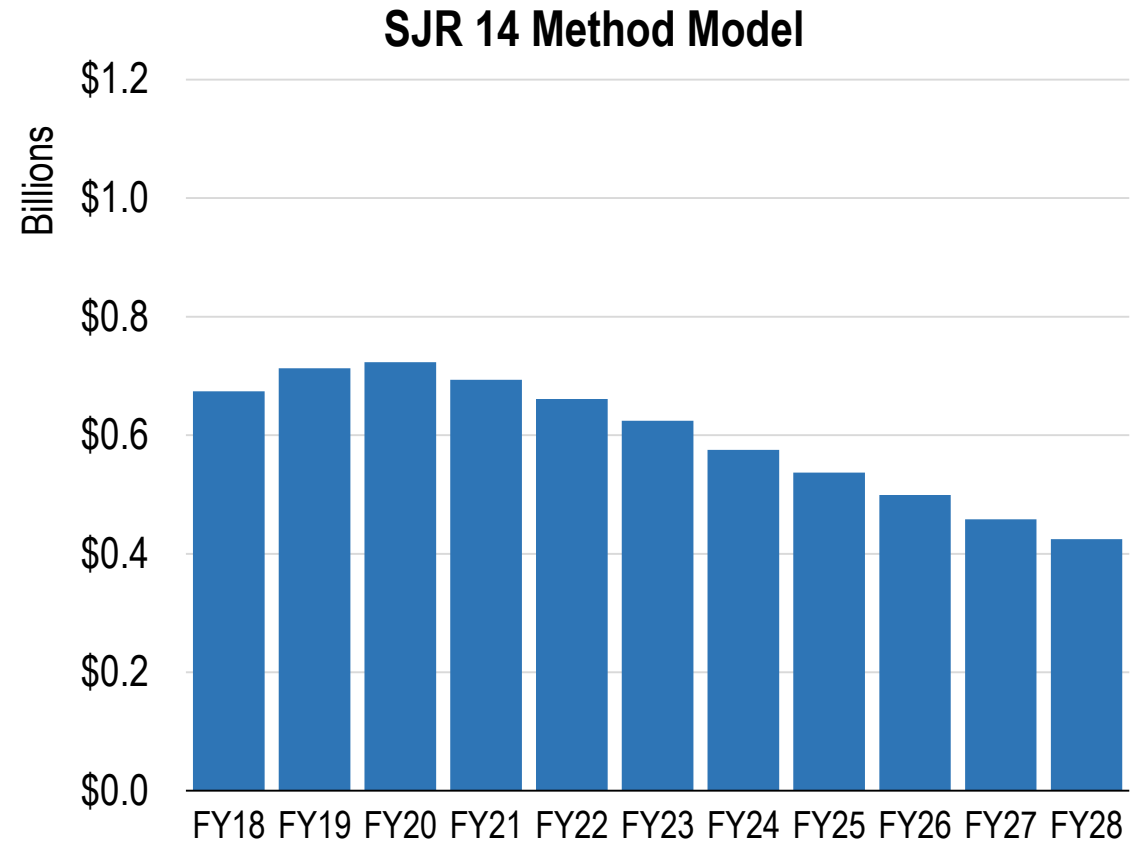
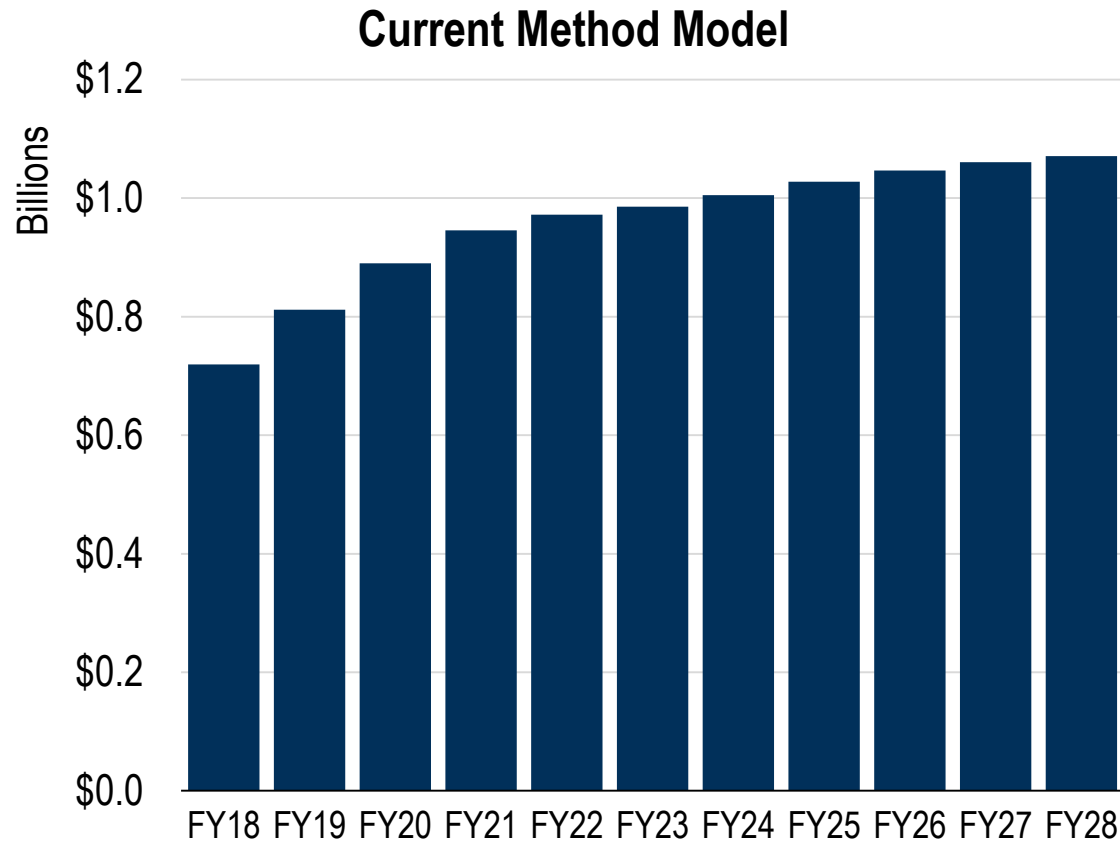
Tax Abatement Trend

Model comparison: Total statewide ad valorem tax revenue plus partial tax abatements



Tax Abatement Trend

Model comparison: Total statewide partial ad valorem tax abatements



Ad Valorem Taxes – Current Method Model

Aggregate Ad Valorem Tax Revenue for All Parcels within County

	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29
Carson City	\$42.9 M	\$45.3 M	\$47.6 M	\$49.7 M	\$51.7 M	\$53.7 M	\$55.6 M	\$57.4 M	\$59.2 M	\$60.8 M	\$62.3 M	\$63.7 M
Churchill	\$13.7 M	\$14.3 M	\$15.0 M	\$15.7 M	\$16.4 M	\$17.1 M	\$17.9 M	\$18.6 M	\$19.4 M	\$20.1 M	\$20.9 M	\$21.6 M
Clark	\$1,691.2 M	\$1,838.0 M	\$1,918.1 M	\$2,018.9 M	\$2,142.8 M	\$2,277.9 M	\$2,404.2 M	\$2,523.9 M	\$2,643.1 M	\$2,761.1 M	\$2,877.3 M	\$2,990.6 M
Douglas	\$73.8 M	\$78.2 M	\$82.2 M	\$85.9 M	\$89.5 M	\$93.0 M	\$96.4 M	\$99.6 M	\$102.7 M	\$105.6 M	\$108.4 M	\$111.0 M
Elko	\$34.6 M	\$36.5 M	\$39.1 M	\$41.7 M	\$44.6 M	\$47.3 M	\$50.1 M	\$53.0 M	\$55.7 M	\$58.4 M	\$61.0 M	\$63.5 M
Esmeralda	\$0.7 M	\$0.7 M	\$0.8 M	\$0.8 M	\$0.9 M	\$0.9 M	\$1.0 M	\$1.0 M	\$1.1 M	\$1.1 M	\$1.2 M	\$1.2 M
Eureka	\$5.2 M	\$5.8 M	\$6.1 M	\$6.3 M	\$6.5 M	\$6.7 M	\$7.0 M	\$7.3 M	\$7.6 M	\$8.0 M	\$8.4 M	\$8.7 M
Humboldt	\$11.2 M	\$11.5 M	\$12.2 M	\$12.7 M	\$13.2 M	\$13.7 M	\$14.3 M	\$15.2 M	\$15.8 M	\$16.6 M	\$17.3 M	\$17.9 M
Lander	\$4.5 M	\$4.9 M	\$5.2 M	\$5.4 M	\$5.6 M	\$5.8 M	\$6.1 M	\$6.3 M	\$6.5 M	\$6.8 M	\$7.0 M	\$7.2 M
Lincoln	\$3.9 M	\$3.9 M	\$4.0 M	\$4.1 M	\$4.1 M	\$4.2 M	\$4.2 M	\$4.3 M	\$4.3 M	\$4.4 M	\$4.4 M	\$4.5 M
Lyon	\$34.7 M	\$36.6 M	\$39.1 M	\$41.8 M	\$44.9 M	\$48.3 M	\$51.7 M	\$55.2 M	\$58.8 M	\$62.5 M	\$66.1 M	\$69.9 M
Mineral	\$2.0 M	\$2.0 M	\$2.0 M	\$2.0 M	\$2.0 M	\$2.0 M	\$2.0 M	\$2.0 M	\$2.0 M	\$2.0 M	\$2.0 M	\$2.0 M
Nye	\$26.7 M	\$28.4 M	\$30.4 M	\$33.2 M	\$35.9 M	\$39.0 M	\$42.6 M	\$46.3 M	\$50.3 M	\$54.4 M	\$58.6 M	\$62.9 M
Pershing	\$2.5 M	\$2.5 M	\$2.5 M	\$2.6 M	\$2.6 M	\$2.7 M	\$2.7 M	\$2.8 M	\$2.8 M	\$2.9 M	\$2.9 M	\$2.9 M
Storey	\$11.9 M	\$13.1 M	\$17.1 M	\$21.9 M	\$27.1 M	\$32.7 M	\$38.4 M	\$44.4 M	\$50.5 M	\$56.7 M	\$63.1 M	\$69.7 M
Washoe	\$456.6 M	\$488.7 M	\$521.5 M	\$539.8 M	\$559.7 M	\$579.6 M	\$598.8 M	\$617.0 M	\$634.3 M	\$651.1 M	\$666.9 M	\$681.6 M
White Pine	\$5.8 M	\$5.9 M	\$6.2 M	\$6.4 M	\$6.6 M	\$6.9 M	\$7.1 M	\$7.3 M	\$7.6 M	\$7.8 M	\$8.0 M	\$8.3 M
State Total	\$2,421.7 M	\$2,616.4 M	\$2,749.0 M	\$2,889.0 M	\$3,054.3 M	\$3,231.6 M	\$3,400.1 M	\$3,561.6 M	\$3,721.6 M	\$3,880.2 M	\$4,035.6 M	\$4,187.1 M

Ad Valorem Taxes – SJR 14 Method Model

Aggregate Ad Valorem Tax Revenue for All Parcels within County

	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29
Carson City	\$43.6 M	\$46.7 M	\$50.6 M	\$54.2 M	\$58.1 M	\$61.8 M	\$65.3 M	\$68.7 M	\$72.0 M	\$75.4 M	\$78.4 M	\$81.4 M
Churchill	\$14.0 M	\$14.9 M	\$16.1 M	\$17.6 M	\$19.0 M	\$20.5 M	\$22.1 M	\$23.6 M	\$25.2 M	\$26.7 M	\$28.2 M	\$30.1 M
Clark	\$1,772.4 M	\$2,016.3 M	\$2,237.1 M	\$2,504.2 M	\$2,767.0 M	\$3,054.5 M	\$3,354.5 M	\$3,641.5 M	\$3,936.3 M	\$4,234.0 M	\$4,523.2 M	\$4,810.0 M
Douglas	\$74.8 M	\$80.4 M	\$87.2 M	\$93.4 M	\$99.5 M	\$105.5 M	\$111.3 M	\$117.0 M	\$122.6 M	\$127.9 M	\$133.0 M	\$137.9 M
Elko	\$34.9 M	\$37.4 M	\$41.1 M	\$45.1 M	\$49.1 M	\$53.1 M	\$57.3 M	\$61.5 M	\$66.0 M	\$70.6 M	\$77.0 M	\$81.5 M
Esmeralda	\$0.7 M	\$0.7 M	\$0.8 M	\$0.9 M	\$0.9 M	\$1.0 M	\$1.1 M	\$1.1 M	\$1.2 M	\$1.2 M	\$1.3 M	\$1.4 M
Eureka	\$5.5 M	\$6.2 M	\$6.8 M	\$7.2 M	\$7.5 M	\$7.8 M	\$8.1 M	\$8.4 M	\$8.6 M	\$8.9 M	\$9.2 M	\$9.4 M
Humboldt	\$11.4 M	\$11.9 M	\$12.8 M	\$13.7 M	\$14.8 M	\$15.8 M	\$16.9 M	\$18.1 M	\$19.2 M	\$20.4 M	\$21.5 M	\$22.7 M
Lander	\$5.0 M	\$5.0 M	\$5.4 M	\$5.7 M	\$6.1 M	\$6.4 M	\$6.8 M	\$7.1 M	\$7.5 M	\$7.9 M	\$8.2 M	\$8.6 M
Lincoln	\$3.9 M	\$4.0 M	\$4.1 M	\$4.2 M	\$4.3 M	\$4.4 M	\$4.5 M	\$4.6 M	\$4.7 M	\$4.8 M	\$4.9 M	\$5.0 M
Lyon	\$35.8 M	\$39.0 M	\$44.3 M	\$50.3 M	\$57.0 M	\$63.7 M	\$70.8 M	\$78.0 M	\$85.5 M	\$93.2 M	\$101.5 M	\$109.6 M
Mineral	\$2.0 M	\$2.1 M	\$2.2 M	\$2.3 M	\$2.3 M	\$2.4 M	\$2.6 M	\$2.7 M	\$2.7 M	\$2.8 M	\$2.8 M	\$2.9 M
Nye	\$27.3 M	\$30.0 M	\$34.4 M	\$39.1 M	\$44.3 M	\$50.0 M	\$56.1 M	\$62.4 M	\$69.2 M	\$76.2 M	\$83.6 M	\$91.9 M
Pershing	\$2.5 M	\$2.6 M	\$2.7 M	\$2.9 M	\$3.0 M	\$3.2 M	\$3.3 M	\$3.4 M	\$3.5 M	\$3.7 M	\$3.8 M	\$3.9 M
Storey	\$11.9 M	\$13.5 M	\$17.8 M	\$23.1 M	\$28.7 M	\$35.0 M	\$41.5 M	\$48.2 M	\$55.9 M	\$65.4 M	\$73.5 M	\$82.3 M
Washoe	\$489.1 M	\$540.4 M	\$577.6 M	\$616.6 M	\$656.3 M	\$697.2 M	\$737.1 M	\$776.5 M	\$814.6 M	\$852.0 M	\$886.7 M	\$920.9 M
White Pine	\$5.9 M	\$6.2 M	\$6.8 M	\$7.3 M	\$7.9 M	\$8.5 M	\$9.1 M	\$9.7 M	\$10.3 M	\$10.8 M	\$11.2 M	\$11.6 M
State Total	\$2,540.7 M	\$2,857.3 M	\$3,147.7 M	\$3,487.7 M	\$3,826.0 M	\$4,191.0 M	\$4,568.3 M	\$4,932.6 M	\$5,305.1 M	\$5,681.8 M	\$6,048.1 M	\$6,411.1 M

Ad Valorem Taxes – Model Difference

Difference in Aggregate Ad Valorem Tax Revenue by County

	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29
Carson City	\$0.8 M	\$1.5 M	\$3.0 M	\$4.5 M	\$6.4 M	\$8.1 M	\$9.7 M	\$11.3 M	\$12.8 M	\$14.6 M	\$16.1 M	\$17.7 M
Churchill	\$0.3 M	\$0.6 M	\$1.2 M	\$1.9 M	\$2.6 M	\$3.4 M	\$4.2 M	\$4.9 M	\$5.8 M	\$6.5 M	\$7.4 M	\$8.5 M
Clark	\$81.2 M	\$178.3 M	\$319.0 M	\$485.3 M	\$624.1 M	\$776.6 M	\$950.2 M	\$1,117.6 M	\$1,293.2 M	\$1,472.8 M	\$1,645.9 M	\$1,819.3 M
Douglas	\$1.0 M	\$2.2 M	\$4.9 M	\$7.4 M	\$9.9 M	\$12.5 M	\$14.9 M	\$17.5 M	\$19.9 M	\$22.3 M	\$24.7 M	\$26.9 M
Elko	\$0.4 M	\$0.9 M	\$2.0 M	\$3.4 M	\$4.6 M	\$5.8 M	\$7.2 M	\$8.6 M	\$10.3 M	\$12.2 M	\$16.0 M	\$18.0 M
Esmeralda	\$0.0 M	\$0.0 M	\$0.0 M	\$0.0 M	\$0.1 M	\$0.1 M	\$0.1 M	\$0.1 M	\$0.1 M	\$0.1 M	\$0.1 M	\$0.1 M
Eureka	\$0.3 M	\$0.4 M	\$0.7 M	\$0.9 M	\$1.0 M	\$1.1 M	\$1.1 M	\$1.1 M	\$1.0 M	\$0.9 M	\$0.8 M	\$0.6 M
Humboldt	\$0.2 M	\$0.3 M	\$0.6 M	\$1.1 M	\$1.6 M	\$2.1 M	\$2.6 M	\$2.9 M	\$3.4 M	\$3.8 M	\$4.3 M	\$4.8 M
Lander	\$0.4 M	\$0.1 M	\$0.2 M	\$0.3 M	\$0.5 M	\$0.6 M	\$0.7 M	\$0.8 M	\$1.0 M	\$1.1 M	\$1.3 M	\$1.5 M
Lincoln	\$0.0 M	\$0.0 M	\$0.1 M	\$0.1 M	\$0.2 M	\$0.2 M	\$0.3 M	\$0.3 M	\$0.4 M	\$0.4 M	\$0.5 M	\$0.5 M
Lyon	\$1.1 M	\$2.3 M	\$5.2 M	\$8.5 M	\$12.1 M	\$15.5 M	\$19.1 M	\$22.8 M	\$26.7 M	\$30.8 M	\$35.3 M	\$39.7 M
Mineral	\$0.0 M	\$0.1 M	\$0.2 M	\$0.3 M	\$0.3 M	\$0.4 M	\$0.6 M	\$0.7 M	\$0.7 M	\$0.8 M	\$0.8 M	\$0.9 M
Nye	\$0.6 M	\$1.6 M	\$4.0 M	\$5.9 M	\$8.4 M	\$11.0 M	\$13.5 M	\$16.1 M	\$18.9 M	\$21.8 M	\$25.0 M	\$29.0 M
Pershing	\$0.0 M	\$0.1 M	\$0.2 M	\$0.3 M	\$0.4 M	\$0.5 M	\$0.6 M	\$0.7 M	\$0.7 M	\$0.8 M	\$0.9 M	\$1.0 M
Storey	\$0.1 M	\$0.4 M	\$0.7 M	\$1.1 M	\$1.6 M	\$2.4 M	\$3.1 M	\$3.9 M	\$5.4 M	\$8.7 M	\$10.3 M	\$12.6 M
Washoe	\$32.5 M	\$51.7 M	\$56.2 M	\$76.8 M	\$96.6 M	\$117.6 M	\$138.3 M	\$159.5 M	\$180.2 M	\$200.9 M	\$219.8 M	\$239.3 M
White Pine	\$0.1 M	\$0.3 M	\$0.6 M	\$0.9 M	\$1.3 M	\$1.6 M	\$2.0 M	\$2.4 M	\$2.7 M	\$3.0 M	\$3.2 M	\$3.4 M
State Total	\$119.1 M	\$240.9 M	\$398.7 M	\$598.7 M	\$771.7 M	\$959.4 M	\$1,168.2 M	\$1,371.0 M	\$1,583.5 M	\$1,801.6 M	\$2,012.5 M	\$2,224.0 M

Ad Valorem Taxes – Cumulative Difference

Cumulative Difference in Aggregate Ad Valorem Tax Revenue by County

	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29
Carson City	\$0.8 M	\$2.3 M	\$5.2 M	\$9.8 M	\$16.2 M	\$24.3 M	\$34.0 M	\$45.3 M	\$58.1 M	\$72.7 M	\$88.8 M	\$106.5 M
Churchill	\$0.3 M	\$0.9 M	\$2.1 M	\$4.0 M	\$6.6 M	\$10.0 M	\$14.1 M	\$19.1 M	\$24.9 M	\$31.4 M	\$38.8 M	\$47.3 M
Clark	\$81.2 M	\$259.5 M	\$578.5 M	\$1,063.8 M	\$1,687.9 M	\$2,464.6 M	\$3,414.8 M	\$4,532.4 M	\$5,825.7 M	\$7,298.5 M	\$8,944.4 M	\$10,763.7 M
Douglas	\$1.0 M	\$3.2 M	\$8.1 M	\$15.6 M	\$25.5 M	\$38.0 M	\$52.9 M	\$70.4 M	\$90.3 M	\$112.6 M	\$137.2 M	\$164.2 M
Elko	\$0.4 M	\$1.3 M	\$3.3 M	\$6.7 M	\$11.2 M	\$17.0 M	\$24.2 M	\$32.8 M	\$43.1 M	\$55.3 M	\$71.4 M	\$89.3 M
Esmeralda	\$0.0 M	\$0.0 M	\$0.1 M	\$0.1 M	\$0.2 M	\$0.2 M	\$0.3 M	\$0.4 M	\$0.5 M	\$0.6 M	\$0.7 M	\$0.9 M
Eureka	\$0.3 M	\$0.7 M	\$1.5 M	\$2.4 M	\$3.4 M	\$4.5 M	\$5.6 M	\$6.7 M	\$7.7 M	\$8.6 M	\$9.4 M	\$10.1 M
Humboldt	\$0.2 M	\$0.6 M	\$1.2 M	\$2.2 M	\$3.8 M	\$5.9 M	\$8.6 M	\$11.5 M	\$14.9 M	\$18.6 M	\$22.9 M	\$27.7 M
Lander	\$0.4 M	\$0.5 M	\$0.7 M	\$1.1 M	\$1.5 M	\$2.1 M	\$2.8 M	\$3.6 M	\$4.6 M	\$5.7 M	\$7.0 M	\$8.5 M
Lincoln	\$0.0 M	\$0.1 M	\$0.2 M	\$0.3 M	\$0.4 M	\$0.6 M	\$0.9 M	\$1.3 M	\$1.6 M	\$2.1 M	\$2.6 M	\$3.1 M
Lyon	\$1.1 M	\$3.4 M	\$8.6 M	\$17.1 M	\$29.2 M	\$44.6 M	\$63.7 M	\$86.5 M	\$113.2 M	\$144.0 M	\$179.3 M	\$219.0 M
Mineral	\$0.0 M	\$0.1 M	\$0.3 M	\$0.6 M	\$0.9 M	\$1.4 M	\$1.9 M	\$2.6 M	\$3.3 M	\$4.1 M	\$5.0 M	\$5.8 M
Nye	\$0.6 M	\$2.2 M	\$6.1 M	\$12.0 M	\$20.5 M	\$31.5 M	\$45.0 M	\$61.1 M	\$80.0 M	\$101.8 M	\$126.8 M	\$155.8 M
Pershing	\$0.0 M	\$0.1 M	\$0.3 M	\$0.6 M	\$1.0 M	\$1.4 M	\$2.0 M	\$2.6 M	\$3.4 M	\$4.2 M	\$5.1 M	\$6.1 M
Storey	\$0.1 M	\$0.5 M	\$1.1 M	\$2.3 M	\$3.9 M	\$6.2 M	\$9.4 M	\$13.2 M	\$18.7 M	\$27.3 M	\$37.7 M	\$50.3 M
Washoe	\$32.5 M	\$84.1 M	\$140.3 M	\$217.1 M	\$313.7 M	\$431.3 M	\$569.6 M	\$729.1 M	\$909.3 M	\$1,110.2 M	\$1,330.0 M	\$1,569.3 M
White Pine	\$0.1 M	\$0.5 M	\$1.0 M	\$1.9 M	\$3.2 M	\$4.8 M	\$6.9 M	\$9.3 M	\$12.0 M	\$15.0 M	\$18.2 M	\$21.6 M
State Total	\$119.1 M	\$360.0 M	\$758.6 M	\$1,357.4 M	\$2,129.1 M	\$3,088.5 M	\$4,256.7 M	\$5,627.7 M	\$7,211.2 M	\$9,012.8 M	\$11,025.3 M	\$13,249.3 M

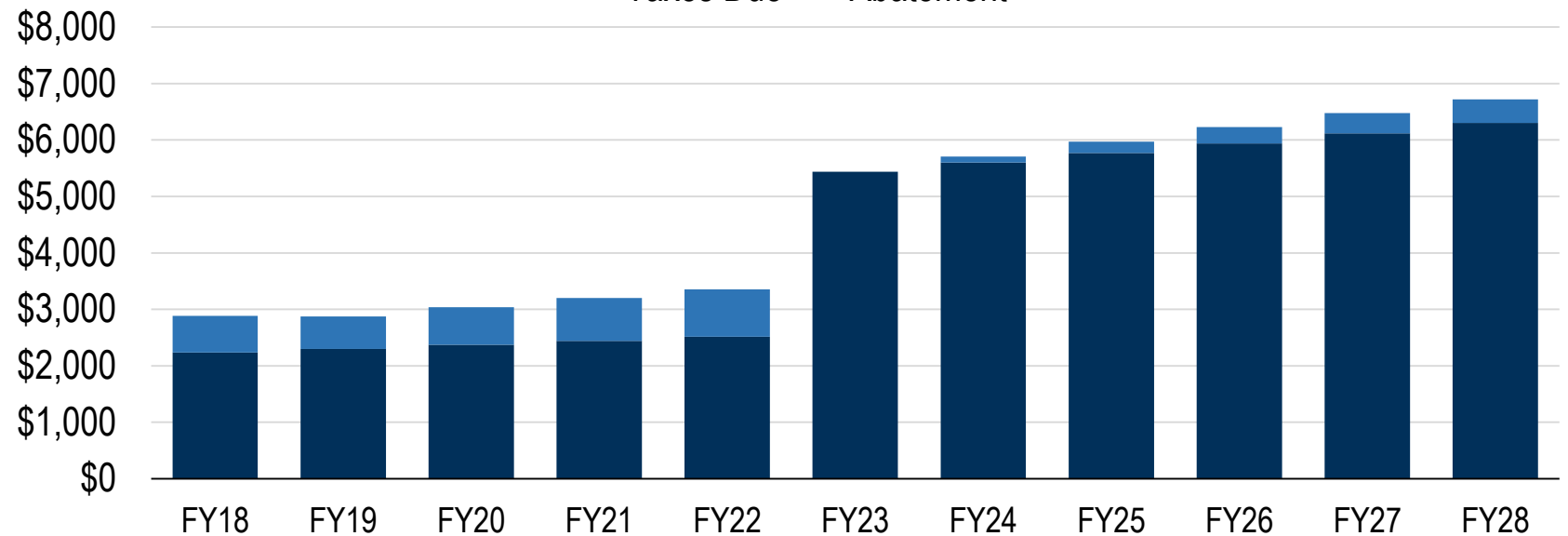
Example – One Sale



Clark County
FY18 Taxable Value
\$250,300

Ad Valorem Taxes

■ Taxes Due ■ Abatement



Sale in FY22
Abatement
\$840
Taxes
\$2,514

FY23
Abatement
\$0
Taxes
\$5,437

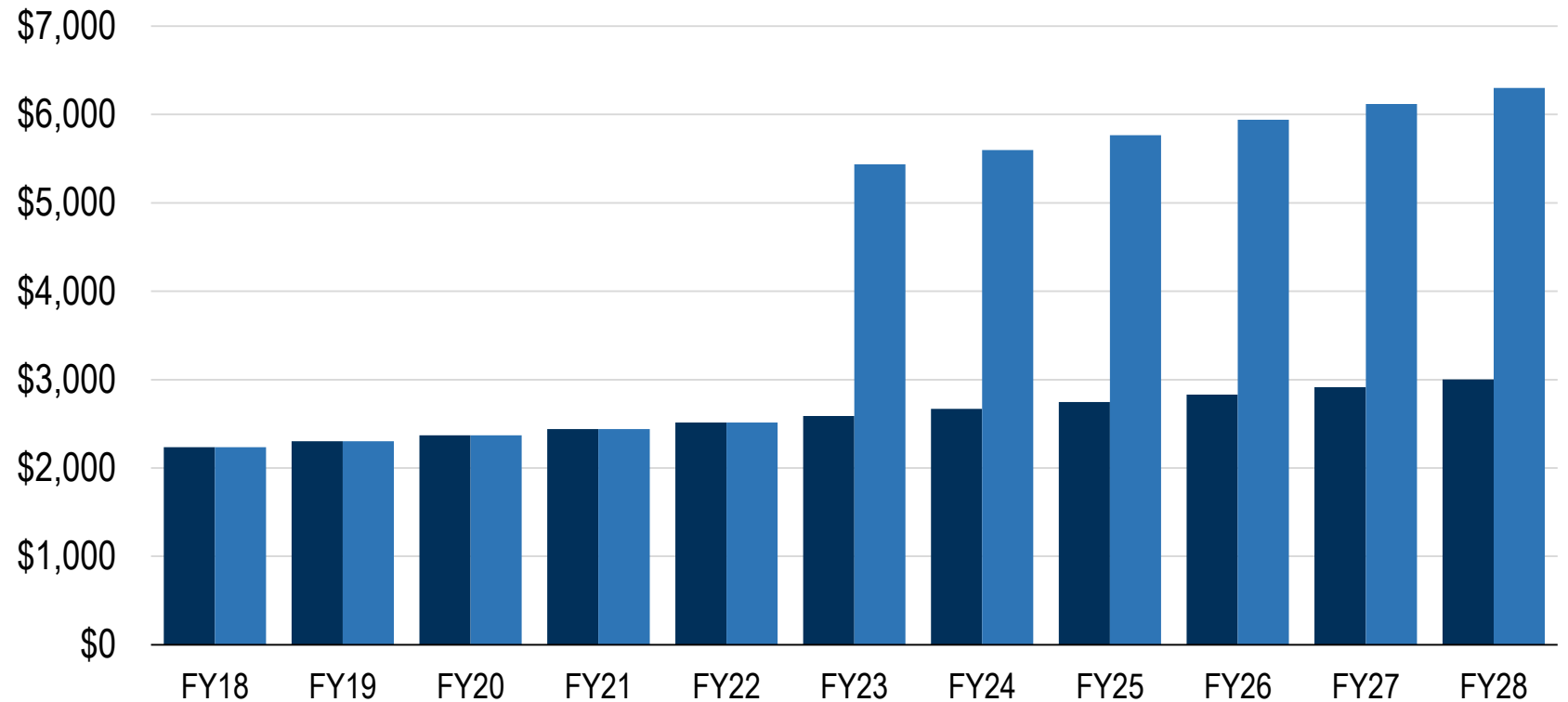
Example – One Sale



Clark County
FY18 Taxable Value
\$250,300

Ad Valorem Tax Comparison

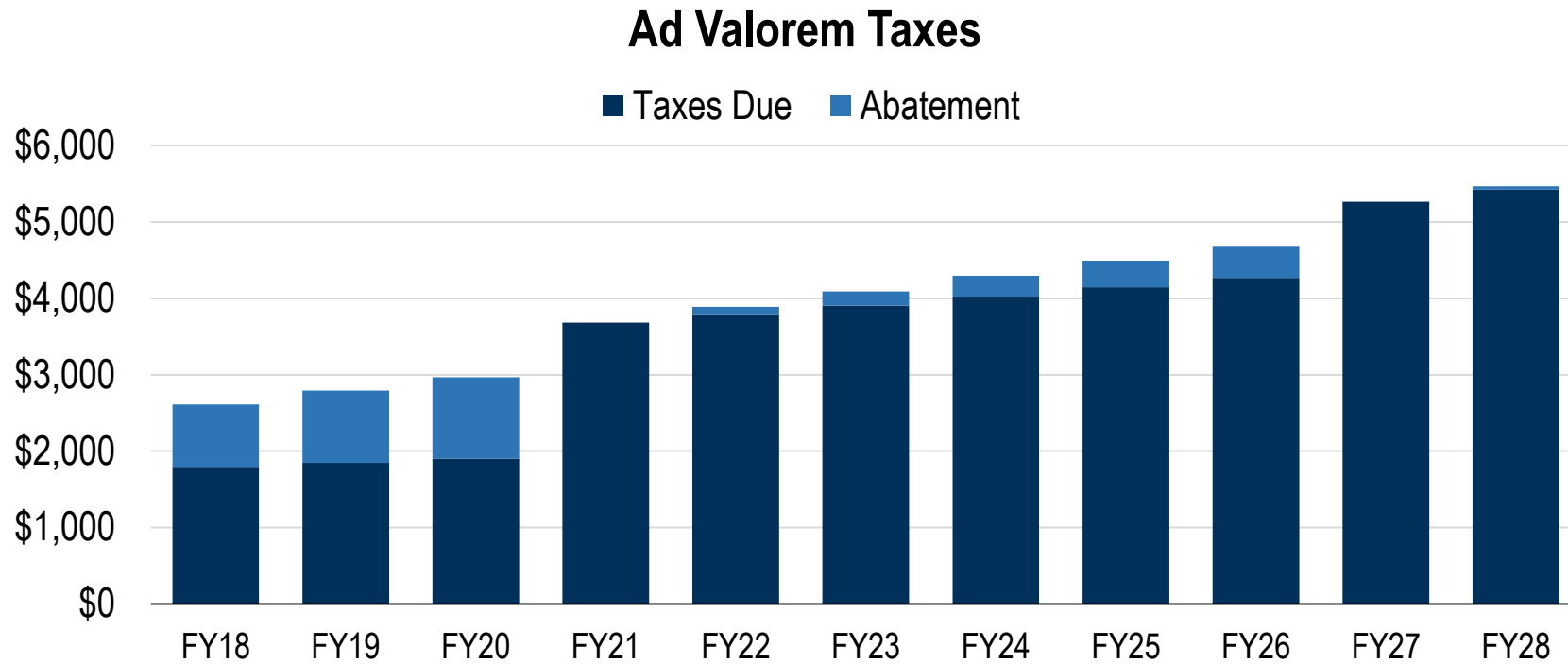
■ Current Method ■ SJR 14 Method



Example – Two Sales



Clark County
FY18 Taxable Value
\$254,400



Sale in FY20
Abatement
\$1,063
Taxes
\$1,902

FY21
Abatement
\$0
Taxes
\$3,682

Sale in FY26
Abatement
\$420
Taxes
\$4,268

FY27
Abatement
\$0
Taxes
\$5,267

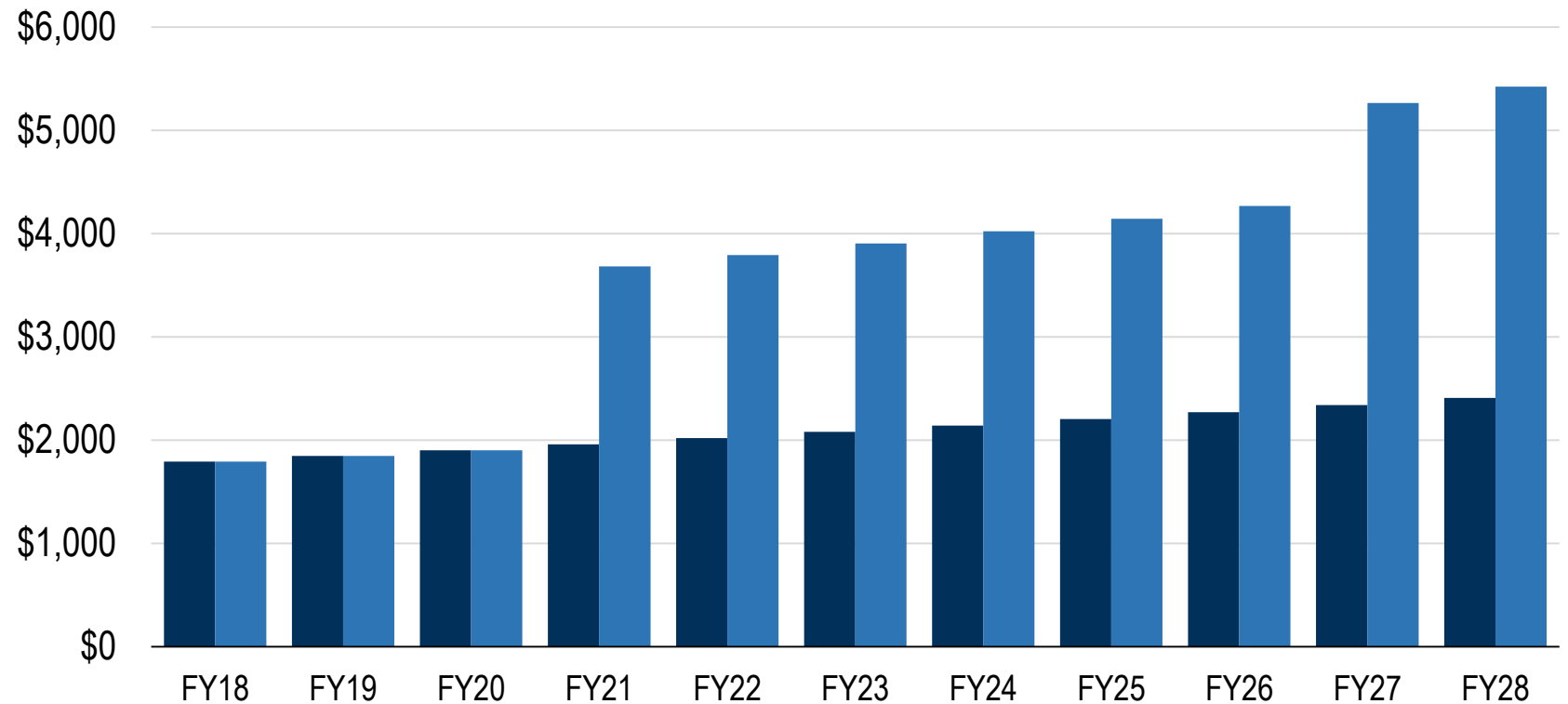
Example – Two Sales



Clark County
FY18 Taxable Value
\$254,400

Ad Valorem Tax Comparison

■ Current Method ■ SJR 14 Method



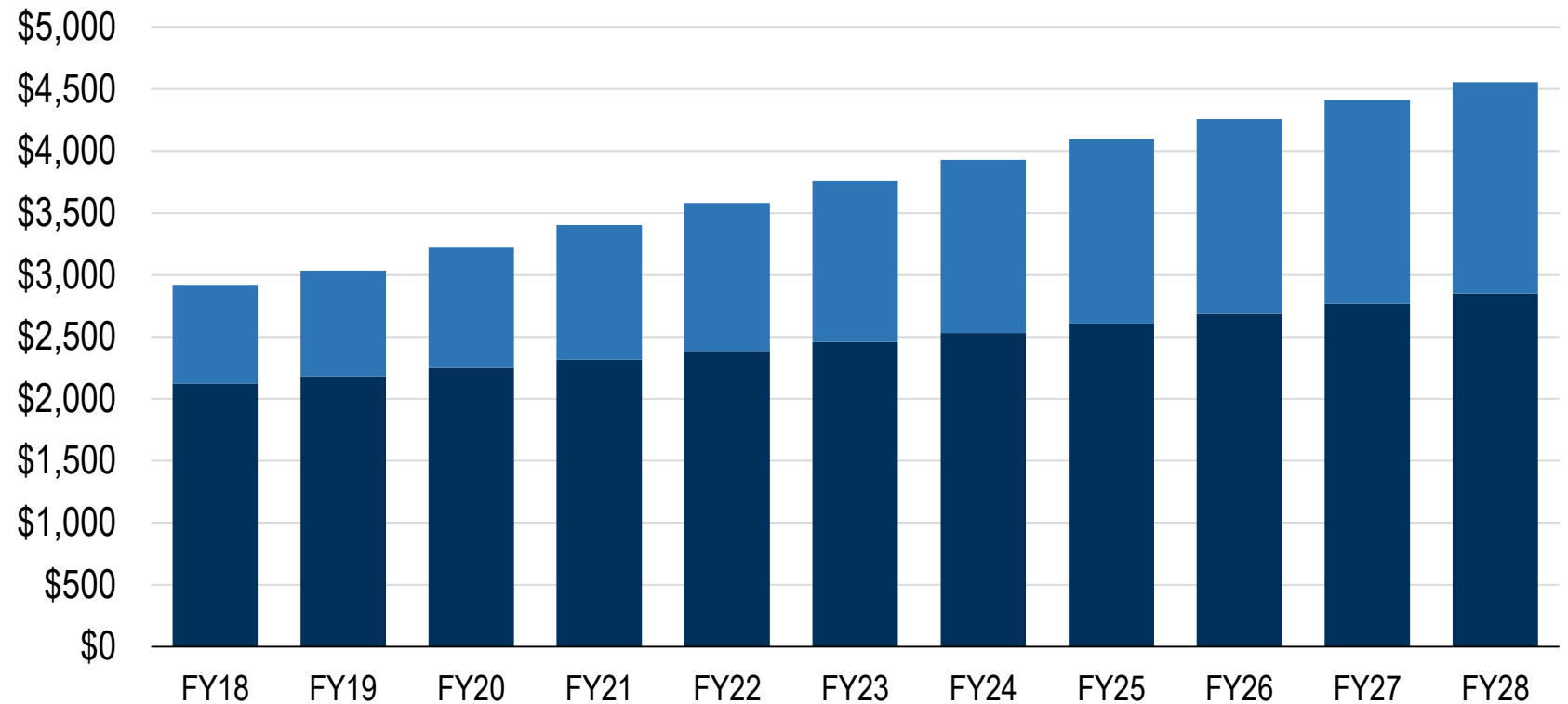
Example – No Sales



Clark County
FY18 Taxable Value
\$264,600

Ad Valorem Taxes

■ Taxes Due ■ Abatement



REVENUE IMPACTS OF SJR 14

