

APN 032-193-23

Hearing Numbers: 20-0032R19 & 20-0032

NRS 361.045 Taxable property. Except as otherwise provided by law, all property of every kind and nature whatever within this state shall be subject to taxation.

[Part 1:344:1953; A [1954, 29](#); [1955, 340](#)]

NAC 361.128 Improvement: Calculation of cost of replacement. ([NRS 360.090](#), [360.250](#), [361.227](#), [361.229](#))

1. The cost of replacement of an improvement **must** be calculated:

- (a) Without including any costs attributable to land enhancements; and
- (b) Except as otherwise provided in subsections 2, 3 and 4, using:

(1) The standards and modifiers of local costs published in the version of the *Residential Cost Handbook*, *Marshall Valuation Service*, *Residential Estimator* software or *Commercial Estimator* software, as appropriate, adopted by reference pursuant to [NAC 361.1177](#) as of January 1 of the year immediately preceding the lien date for the current year; or

(2) With the prior approval of the Executive Director, other computer programs for determining cost which are based on costs published by Marshall & Swift.

NRS 361.060 Property of counties, cities, towns, Nevada Rural Housing Authority and certain other political subdivisions exempted.

1. All lands and other property owned by the Nevada Rural Housing Authority or any county, domestic municipal corporation, irrigation drainage or reclamation district or town in this state are exempt from taxation, except as otherwise provided in [NRS 539.213](#) with respect to certain community pastures.

2. Real property acquired on or after July 1, 2003, by a conservation district pursuant to [NRS 548.393](#) is exempt from taxation.

[Part 1:344:1953; A [1954, 29](#); [1955, 340](#)] — (NRS A [1967, 1125](#); [1995, 816](#); [2003, 1683](#))

NAC 361.080 Privately owned park: "Park" interpreted; requirement for exemption. ([NRS 360.090](#), [361.0605](#))

1. As used in [NRS 361.0605](#), the Department shall interpret "park" to mean a detached tract of privately owned real property that is set apart and maintained for public use, generally of quite sizable proportions devoted to purposes of ornamentation and recreation, and usually platted out with trees and ornamented in a way pleasing to the eye as well as furnishing an opportunity for open-air recreation.

2. To qualify as a park for the purposes of the exemption provided by [NRS 361.0605](#), a sign which is clearly legible and visible from ground level must be posted at each entrance to the park stating "This park is open to the public for all to use."

(Added to NAC by Tax Comm'n, eff. 9-6-96)

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