

# 2023/2024 Notice of SECURED ASSESSMENT ROLL

EUREKA COUNTY, NEVADA

MICHAEL A. MEARS, ASSESSOR

**Special note:** The 2005 Legislature passed property tax relief due to the extreme increase in market values at that time. The legislation provides that property taxes for owner occupied primary residences and low cost rentals cannot increase more than 3% per year; and all other property not more than 8% per year. This percentage is applied to taxes paid from the previous year and not to assessed values. Many homeowners are paying taxes based on older and lower assessed values, such that fluctuations in current assessed values will not have a corresponding effect on their tax bills. Due to the caps implemented by the 2005 Legislature, tax bills received next July may increase by the 3 or 8 percent caps due to the values established in prior and current years. Exceptions to the property tax cap are made for new construction and new parcels. These parcels are not capped during the year of their initial valuation. If you have a question on which property tax cap applies to your property(s), please call our office.

Nevada Revised Statute (NRS) 361.300 requires a list of all taxpayers' secured property to be made available at the assessor's office in Eureka or on the assessor's website at <http://www.co.eureka.nv.us/assessor/assessor.htm>. In addition, an assessment notice was recently mailed to each property owner comparing values with those of the prior tax year.

The valuation of unsecured property, e.g., mobile homes, aircraft, commercial personal property, etc., is developed throughout the year and, therefore, does not appear here. The Nevada Department of Taxation does the billing, collection and distribution of all taxes for inter-county properties that also do not appear here.

## QUESTIONS AND ANSWERS ABOUT YOUR ASSESSMENT

**What is the role of the Assessor's Office?** The Assessor's Office discovers all taxable property and determines its taxable value for tax purposes in accordance with Nevada Law. Per NRS 361.227, the total taxable value must not exceed a property's most probable sale price in a competitive market. NRS 361.225 requires that the assessed value be 35% of the taxable value calculated in accordance with NRS 361.227. We encourage you to visit our office or the assessor's website at <http://www.co.eureka.nv.us/assessor/assessor.htm> to compare sales and review your property data.

**How is my tax computed?** Your assessed value, which is 35% of your total taxable value, is multiplied by your tax district's tax rate to determine the amount of tax due. This amount is reduced by any abatement the property qualifies for under the 2005 tax relief legislation.

**How is the value of my property determined?** Land value is based on the market value of similar vacant land sales as well as other market information that would indicate a land valuation. The value of the buildings and other items added to the property is based on the replacement cost new less 1-1/2% depreciation per each year of age. Personal property values are based on acquisition cost less depreciation dependent on the life of the asset.

**Who determines the tax rates?** The Eureka County Commissioners certify each tax district's tax rate in June for the following fiscal tax year. Taxes

are due and payable to the County Treasurer.

### Determination of Combined Tax Rates:

The combined tax rate that is used to determine the taxes owed on property located in Eureka County is a combination of several tax rates. The tax rate varies based upon the tax district. The State of Nevada allows for a maximum property tax rate of \$3.64 per \$100 of assessed valuation.

All property in Eureka County is subject to the following tax rates per \$100 of assessed valuation.

State of Nevada	0.1700
Indigent Accident Fund	0.0100
School Rate	0.7500
County General Operating	0.9458
TV District	0.0085

Additional rates apply for the following tax districts:

Town of Eureka	0.2153
Town of Crescent Valley	0.2153
DV Weed/Rodent	0.1181

### Total Tax Rates:

General County Rate	1.8743
Eureka Town Rate	2.0896
CV Town Rate	2.0896
DV Weed/Rodent Rate	1.9924

**Why do my taxes change?** Taxes change when your tax rate or assessed value changes or due to the abatements passed by the 2005 legislature.

**How often can my assessed value change?** Starting in 2010/11, all property in Eureka County is reappraised annually. Additional inspections occur when parcels or improvements are either added or changed.

**What if I believe the market value of my property is less than the appraised value shown or that my property was assessed differently than comparable property?** Contact the Assessor's Office to discuss and receive copies of your appraisal. If you still disagree, the Assessor's Office will give you a form to file with the County Board of Equalization no later than January 15, 2023, for a hearing in February, 2023. Persons who are not satisfied with the County Board of Equalization's decision may file an appeal to the State Board of Equalization no later than March 10, 2023. The State Board of Equalization will not consider appeals that have not first been properly submitted to the County Board of Equalization. Further appeals may be made to the District and Supreme Courts.

### What are the installment due dates for the 2023/2024 tax bill?

- 1<sup>st</sup> installment due – August 21, 2023
- 2<sup>nd</sup> installment due – October 2, 2023
- 3<sup>rd</sup> installment due – January 2, 2024
- 4<sup>th</sup> installment due – March 4, 2024

### For your convenience property tax payments can be made online at:

<http://www.co.eureka.nv.us/treasurer/treasurer01.htm>

### Why didn't I receive a Personal Property (Mobile Home, Aircraft, Commercial Business, etc.) tax bill?

If your tax bill amount is less than \$10.00 for the fiscal year, the Nevada Tax Commission has determined that you are exempt from taxation per NRS 361.068.

## TAX EXEMPTIONS

The State of Nevada offers tax exemptions to eligible surviving spouses, veterans, disabled veterans, and blind individuals.

### How much are the exemptions?

The **Surviving spouse** exemption entitles you to \$1,670 of assessed valuation deduction for the 2023/24 fiscal year. Conversion into actual cash dollar savings varies depending on the tax rates; currently, it is approximately \$31 per fiscal year on real estate or personal property taxes or up to \$67 per fiscal year on the basic governmental service tax portion of your motor vehicle registration.

The **Veteran exemption** entitles you to \$3,340 of assessed valuation deduction for the 2023/24 fiscal year. Conversion into actual cash dollar savings varies depending on property tax rates; currently, it is approximately \$63 per year on real estate or personal property taxes or up to \$134 on the basic governmental service tax portion of your motor vehicle registration. Veterans may pay the exemption amount and elect to donate that portion of their payment to the construction and maintenance of a veteran's retirement home.

The **Disabled veteran exemption** amount will depend upon the percentage of permanent service-connected disability.

### The 2023/24 fiscal year amounts will be as follows:

- 60 to 79% disabled** - \$16,700 assessed value (approx. \$313 property or up to \$668 vehicle/FY)
- 80 to 99% disabled** - \$25,050 assessed value (approx. \$470 property or up to \$1,002 vehicle/FY)
- 100% disabled** - \$33,400 assessed value (approx. \$626 property or up to \$1,336 vehicle/FY)

The **Blind exemption** entitles you to \$5,010 of assessed valuation deduction; currently, it is approximately \$94 per fiscal year on real or personal property taxes or up to \$200 per fiscal year on the basic governmental service tax portion of your motor vehicle registration.

**When should I apply for an exemption?** An application to use an exemption on secured (real) property must be made on or before June 15 for the following fiscal tax year. An application to use an exemption on unsecured (personal) property or motor vehicle may be made any time on or before paying the taxes that are due.

### How do I apply for an exemption?

If you believe you are eligible for an exemption, bring your Nevada Drivers License or Nevada I.D. card and the following documents to the Assessor's Office:

**Surviving Spouse Exemption:** Your spouse's certificate of death. You must have been married at the time of their death and have not remarried. The surviving spouse of a disabled veteran who was eligible for a disabled veteran exemption at the time of his/her death may also be eligible to receive the disabled veteran exemption.

**Veteran Exemption:** Separation papers from the United States Armed Forces showing an honorable discharge, entry and discharge dates, and a minimum of ninety (90) consecutive days active duty during one of the following major conflicts: (some conflicts may require the veteran to fill out an affidavit stating how they served in direct support of that conflict)

- December 7, 1941 to December 31, 1946
- June 25, 1950 to May 7, 1975
- September 26, 1982 to December 1, 1987

- December 20, 1989 to January 31, 1990
- August 2, 1990 to April 11, 1991
- December 5, 1992 to March 31, 1994
- November 20, 1995 to December 20, 1996

*Or if you have served on active duty in connection with carrying out the authorization granted to the President of the United States in Public Law 102-1, and who received, upon severance from service, an honorable discharge or certificate of satisfactory service from the Armed Forces of the United States, or who, having so served, is still serving in the Armed Forces of the United States, may receive an exemption on their valuation.* The amount of assessed valuation that is exempt from taxation is pursuant to NRS 361.090, subsection 1.

**Disabled Veteran:** Separation papers from the United States Armed Forces showing an honorable discharge, entry and discharge dates, and Veterans Administration documentation showing a minimum of 60% permanent service-connected disability.

**Blind Exemption:** A doctor's statement verifying your visual acuity does not exceed 20/200 in the better eye when corrected, or your field of vision subtends an angle of 20 degrees or less.

I hereby certify that to the best of my knowledge the 2023/2024 Eureka County Secured Assessment Roll is complete and open for inspection by interested persons.

**NOTICE**  
**The 2023-2024 Secured Tax Roll is available for your review pursuant to NRS 361.300(3)(b)**

The Tax Roll Listing may be viewed at the Eureka County Public Library, The Eureka County Assessor's Office or on our website:  
<http://www.co.eureka.nv.us/assessor/assessor.htm>

Respectfully,

MICHAEL A. MEARS  
 EUREKA COUNTY  
 ASSESSOR