

was more interested in the bill, but it says that the commission may order a reappraisal of property within a county, and area within a county, or classes or subclasses within a county. What are we...we are talking about allowing the commission, in effect, as you well know in Douglas County, for example, we've had some problems with regard to appraisal as it relates to our valuation, as it relates to residential property. The commission would only have this ability where there is a contested case?

SENATOR KRISTENSEN: There would have to be a contested case, yes, in front of the commission.

SENATOR HALL: So one case, one piece of property could trigger an entire reappraisal for all residential property?

SENATOR KRISTENSEN: Well, that's the mechanism that you get there. Obviously, you have other parts of the bill that allow the commission to take into account the conditions that are around there. For example, I think it would be impractical if you had one case that would trigger a countywide because, obviously, it wouldn't. That'd be the sniper in the war, sort of thing. But if you've got...if you've got 10,000, such as Senator Vrtiska was alluding to, obviously, you have got some major problems. This provides for range. The reason I put in there, or an area within the county...

SENATOR HALL: That was my next question, what does an area within a county mean?

SENATOR KRISTENSEN: That could be a neighborhood because, you know, and I don't profess to know a whole lot about Omaha, other than there is a whole bunch of wonderful people there, but a neighborhood, because of growth, may be out of whack because it is new, and because appraisals hadn't been done, that you could go in...I didn't want the only remedy to be countywide appraisal because that is just too expensive and nobody would ever do that. But maybe you have got a neighborhood or a growth area that needs reappraisal, or maybe you have an older neighborhood that nobody has ever reappraised, but all the new properties had been reappraised, it could work both ways.

SENATOR HALL: What example would justify an entire class of property being...in a county being reappraised?