

SENATOR HALL: ...and I'll give you the time to respond, because I can understand smaller classes, the example that you gave. In the case of a residential county, such as Douglas, what would justify that type of reappraisal being required by the commission?

SENATOR KRISTENSEN: And I'm thinking off the top of my head, but the best example I can give to you is let's just say that you've got a class of residential property that has a huge coefficient of dispersion. In other words, there is a wide range of those things, that would indicate to me not that one or two pieces of property are wrong classified or that an individual piece is out of whack; that would indicate to me that the whole system there has some problems, that whole range. So if I have got a wide range of coefficient of dispersion, that would be an indica...I am not saying this is an automatic trigger because legally it is not, but that would be one of those areas where something is wrong there because there is such a wide range of things.

SENATOR HALL: But wouldn't...shouldn't there be, in that case, some kind of trigger built into this, some kind of trigger mechanism, so that it is not possibly for other reasons that the reappraisal was required, because I am thinking that when a cost is going to be borne for that reappraisal by the county and by the residents of that county, the property taxpayers there, in the case of that example with regard to the tremendous cost that would be associated with a class of property similar to the residential class in Douglas County, should there not be some kind of trigger, maybe its, you know, the wide coefficient of dispersion with regard to, you know, the residential property within the class that we're dealing with, but as I read the bill, and I think as you stated, there is no trigger for this other than the contested case. Is that not correct?

SENATOR KRISTENSEN: Yes, that is correct.

SENATOR HALL: Is there...I mean, are you willing to look at that for purposes of Select File amendment because that is the...I don't have a problem with a specific piece of property, an area within a county, such as a neighborhood, a subdivision, a subclass of property, possibly, but when we are talking about counties that have a...or that are predominately of one class or another and the cost is going to be borne by that county, I