

SENATOR ABOUD: Senator Kristensen, I think I'm trying to boil down exactly what my major concern is with the bill. And I understand the appeal process and making it easier for our citizens to appeal their property valuations. And with that basic philosophy of the bill I support that. My concern comes with the.. there was language in the committee amendment and then it was changed with the Kristensen-Hall amendment that was just adopted, or adopted here on Select File, and the language that stated that if no other relief is adequate to resolve disputes the commission may order a reappraisal of property within a county and any area within a county or classes or subclasses. So, this is a hypothetical situation I'm going to ask you. Following this language in the bill and the amendment, if John Doe from Douglas County appeals his appraisal, and assuming, as you've stated here, the...that they feel that...I guess you've added some additional language here. The relief here may be excessive compared to the problems addressed then the commission may order a reevaluation of the entire county because of this one case. And I assume what you mean by class would be all of the residential classes within a county.

SENATOR KRISTENSEN: Right, right, or subclasses, right.

SENATOR ABOUD: Right. Now is that...I mean is that a possibility? And then the second one that you need to answer as well, if the county fails...the language in your bill also provides that if the county fails to enter into an approved reappraisal within 90 days the commission has the power to enter into a contract with a professional appraisal company to handle the appraisal of the...of this particular county.

SENATOR KRISTENSEN: Yes.

SENATOR ABOUD: Now that...that...that...that could happen. Tell me when that would not happen.

SENATOR KRISTENSEN: Okay, let's start with your first one that you got one taxpayer that comes in and they're complaining about their property value of their home. Could that one taxpayer with one appeal cause countywide reevaluation? Probably not, in fact I don't see an area where that could occur. But if 10,000 of those individual one persons come in, obviously the problem is not just one house. That's indications that there may be problems in a whole class, or in a neighborhood, or in a subclass of properties. And that, when you take all those