

Stricken language would be deleted from and underlined language would be added to the law as it existed prior to this session of the General Assembly.

State of Arkansas As Engrossed: H1/18/01 H1/25/01 H2/7/01 H2/9/01 S3/6/01

83rd General Assembly

## A Bill

Regular Session, 2001

HOUSE BILL 1053

By: Representatives Milligan, Jacobs, Weaver, Hickinbotham, M. Steele, Cleveland, Trammell, Bevis, Prater, Nichols, French, Teague, Hunt, Minton, Ferguson, Hausam, Allison, Gipson, D. Elliott, Gillespie, Stovall, House, Scroggin, Parks, Scrimshire, Schall, Milum, Roebuck, Files, Glover, King, Womack, Jackson, Hathorn, Holt, Haak

By: Senators Beebe, Fitch, Critcher, Miller, B. Johnson, Horn, Wilkinson, Hunter, Wilkins, Baker, Whitaker, J. Jeffress, Cash, Faris

### For An Act To Be Entitled

AN ACT TO AMEND ARKANSAS CODE 26-26-1902 RELATING TO THE FREQUENCY OF COUNTY REAPPRAISALS; AND FOR OTHER PURPOSES.

### Subtitle

TO AMEND ARKANSAS CODE 26-26-1902 RELATING TO THE FREQUENCY OF COUNTY REAPPRAISALS.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF ARKANSAS:

SECTION 1. Arkansas Code 26-26-1902 is amended to read as follows:

*(a)(1) ~~Each~~ Except as provided in subsection (b), each county in the State of Arkansas shall be required to appraise all market value real estate normally assessed by the county assessor at its full and fair market value at a minimum of once every three (3) years.*

*~~(b)(2)~~ Approximately one-third (1/3) of the state's counties shall complete reappraisal in the year 2002, approximately one-third (1/3) of the state's counties shall complete reappraisal in the year 2003, and approximately one-third (1/3) of the state's counties shall complete reappraisal in the year 2004, as set forth in § 26-26-1903.*

*(b)(1) Except as provided in subdivision (b)(2), any county that has*

1 completed a reappraisal under subsection (a) or completed a reappraisal  
2 between the years 2002 through 2004 shall not be required to commence or  
3 complete an additional reappraisal under the three-year cycle but shall be  
4 required to appraise all real property normally assessed by the county  
5 assessor at its full and fair market value at a minimum of once every five (5)  
6 years from the previous assessment.

7 (2)(A) If, as a result of a three-year reappraisal cycle, the new  
8 market value real estate assessment is greater than fifteen percent (15%) from  
9 the previous market value real estate assessment in the county, the county  
10 shall be required to complete its next reappraisal at a minimum of once every  
11 three (3) years from the previous assessment until the new market value real  
12 estate assessment is less than fifteen percent (15%) from the previous market  
13 value real estate assessment, at which point the county shall be placed into a  
14 five-year reappraisal cycle.

15 (B) If a county in a five-year reappraisal cycle has a new  
16 market value real estate assessment that is twenty-five percent (25%) greater  
17 than the previous market value real estate assessment in the county, the  
18 county shall be required to complete its next reappraisal at a minimum of once  
19 every three (3) years from the previous assessment until the new market value  
20 real estate assessment is less than fifteen percent (15%) from the previous  
21 market value real estate assessment, at which point the county shall be placed  
22 into a five-year reappraisal cycle.

23 (C) The market value real estate assessments shall be  
24 calculated by comparing the total values, unadjusted for the assessment  
25 increase limitations required under Amendment 79 to the Constitution of  
26 Arkansas.

27 (3)(A) A county may, at the time it submits its market value real  
28 estate assessments to the Assessment Coordination Department, appeal its new  
29 or continued placement into a three-year reappraisal cycle if the increased  
30 market value real estate assessment is a result of a single property  
31 improvement.

32 (B)(i) The Assessment Coordination Department shall place a  
33 county in a five-year reappraisal cycle if the department concludes that the  
34 increase in the new real estate market value assessment is a result of a  
35 single property improvement in the county.

36 (ii) This decision by the department shall be made

within thirty (30) calendar days after receiving the appeal.

(4) Each county shall provide the department with the previous and new market value real estate assessments on or before August 1 of the year in which they are required to have completed reappraisal.

(c)(1) The county assessor or other official or officials designated by law shall compare the assessed value of each parcel under a reappraisal or reassessment which is completed in 1999 or later to the assessed value of the parcel for the previous year.

~~(2)(A)~~ (2) In the first county-wide reappraisal performed after January 1, 2001 by counties subject to Section 2 of Amendment 79 to the Constitution of Arkansas:

(A) If the assessed value of the parcel increased, then the assessed value of the parcel for the year in which the parcel is reappraised or reassessed shall be adjusted by adding one-third (1/3) of the increase to the assessed value for the year prior to the reappraisal or reassessment.

(B) An additional one-third (1/3) of the increase shall be added in each of the next two (2) years.

SECTION 2. Arkansas Code 26-26-1903 is amended to read as follows:  
26-26-1903. Criteria for reappraisal.

The Assessment Coordination Department shall determine which counties shall be required to complete reappraisals in the years stated in § 26-26-1902(b), based on the following criteria:

- (1) The length of time since the last county-wide reappraisal;
- (2) The level and quality of assessment within the county; ~~and~~
- (3) The parcel counts within each county; and
- (4) The cost of reappraisal.

/s/ Milligan