

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.

1 State of Arkansas
2 85th General Assembly
3 Regular Session, 2005

A Bill

HOUSE BILL 2933

4
5 By: Representative Bradford
6
7

For An Act To Be Entitled

8
9 AN ACT TO AMEND THE UNIFORM SYSTEM OF REAL
10 PROPERTY ASSESSMENT; AND FOR OTHER PURPOSES.
11

Subtitle

12
13 TO AMEND THE UNIFORM SYSTEM OF REAL
14 PROPERTY ASSESSMENT.
15
16

17 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF ARKANSAS:
18

19 SECTION 1. Arkansas Code 26-26-1901 – 26-26-1903 are amended to read
20 as follows:
21

22 26-26-1901. Definitions.

23 As used in this subchapter:

24 (1) "County-wide reappraisal" means ~~a cyclical review program~~
25 begun property valuation estimates made pursuant to the terms of this
26 subchapter;

27 (2) "Department" means the Assessment Coordination Department;
28 and

29 (3) "Reappraisal" means the estimating of the value of all
30 taxable real property within the county as of a given date within a given
31 time frame.
32

33 26-26-1902. Reappraisal.

34 ~~(a)(1) Except as provided in subsection (b) of this section, each~~
35 ~~county in the State of Arkansas shall be required to appraise all market~~
36 ~~value real estate normally assessed by the county assessor at its full and~~



1 fair market value at a minimum of once every three (3) years.

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

7 (b)(1) ~~Except as provided in subdivision (b)(2) of this section, any~~
 8 ~~county that has completed a reappraisal under subsection (a) of this section~~
 9 ~~or completed a reappraisal between the years 2002 through 2004 shall not be~~
 10 ~~required to commence or complete an additional reappraisal under the three-~~
 11 ~~year cycle but shall be required to appraise all real property normally~~
 12 ~~assessed by the county assessor at its full and fair market value at a~~
 13 ~~minimum of once every five (5) years from the previous assessment.~~

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

22 (B) ~~If a county in a five year reappraisal cycle has a new~~
 23 ~~market value real estate assessment that is twenty five percent (25%) greater~~
 24 ~~than the previous market value real estate assessment in the county, the~~
 25 ~~county shall be required to complete its next reappraisal at a minimum of~~
 26 ~~once every three (3) years from the previous assessment until the new market~~
 27 ~~value real estate assessment is less than fifteen percent (15%) from the~~
 28 ~~previous market value real estate assessment, at which point the county shall~~
 29 ~~be placed into a five year reappraisal cycle.~~

30 (C) ~~The market value real estate assessments shall be~~
 31 ~~calculated by comparing the total values, unadjusted for the assessment~~
 32 ~~increase limitations required under Arkansas Constitution, Amendment 79.~~

33 (3)(A) ~~A county may, at the time that it submits its market~~
 34 ~~value real estate assessments to the Assessment Coordination Department,~~
 35 ~~appeal its new or continued placement into a three year reappraisal cycle if~~
 36 ~~the increased market value real estate assessment is a result of a single~~

1 ~~property improvement.~~

2 ~~(B)(i) The department shall place a county in a five year~~
3 ~~reappraisal cycle if the department concludes that the increase in the new~~
4 ~~real estate market value assessment is a result of a single property~~
5 ~~improvement in the county.~~

6 ~~(ii) This decision by the department shall be made~~
7 ~~within thirty (30) calendar days after receiving the appeal.~~

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

11 (a)(1) Each county assessor shall ensure that the appraisal and
12 assessment data and real property records of all newly constructed
13 improvements are current.

14 (2) Each real estate parcel shall be physically inspected at a
15 minimum of once every five (5) years.

16 (3) Newly discovered and newly constructed property shall be
17 identified, valued, and assessed each year.

18 (b) Beginning in calendar year 2008 and each subsequent year, the
19 county assessor or the county assessor's designee shall perform a market
20 analysis of all market-value based real property using a computer assisted
21 mass appraisal system and appropriate mass appraisal models.

22 (c) Beginning in calendar year 2008 and each subsequent year, the
23 county assessor shall annually adjust the appraised values of the real
24 property in accordance with the market analysis and assess the real property
25 in accordance with Amendment 79 to the Arkansas Constitution.

26 (d) The annual adjustment of appraised values shall be a county-wide
27 reappraisal.

28 (e)(1)(A) Any county scheduled to complete its reappraisal in 2006
29 shall complete the reappraisal as scheduled and complete its next reappraisal
30 no later than 2008.

31 (B) Upon receiving approval by the Assessment Coordination
32 Department, these counties may implement the provisions this section in 2007.

33 (2) Any county scheduled to complete its reappraisal in 2007
34 shall complete the reappraisal as scheduled complete its next reappraisal no
35 later than 2008.

36 (3) Any county scheduled to complete its next reappraisal cycle

1 after calendar year 2008 shall:

2 (A) Complete its next reappraisal cycle in 2008; and

3 (B) File a new reappraisal plan with the Assessment
4 Coordination Department reflecting the change in completion date under this
5 subchapter.

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

10 (2) In the first county-wide reappraisal performed after January
11 1, 2001, by counties subject to Arkansas Constitution, Amendment 79, § 2:

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

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

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20 ~~26-26-1903. Criteria for reappraisal~~

21 ~~The Assessment Coordination Department shall determine which counties~~
22 ~~shall be required to complete reappraisals in the years stated in 2~~

23 ~~26-26-1902(b), based on the following criteria:~~

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

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