

MINUTES OF THE SENATE COMMITTEE ON ASSESSMENT AND TAXATION

The meeting was called to order by Senator Dan Thiessen, Chairman at
Chairperson

11:00 a.m./~~p.m.~~ on Tuesday, March 14, 1989 in room 519-S of the Capitol.

All members were present except:

Committee staff present:

Don Hayward, Revisor's Office
Chris Courtwright, Research Department
Tom Severn, Research Department
Marion Anzek, Committee Secretary

Conferees appearing before the committee:

George Donatello, Reappraisal Coordinator, Department of Revenue

Chairman Dan Thiessen called the meeting to order, and he expressed gratitude to Senator Audrey Langworthy, Vice Chairperson for chairing the meeting during his absence, and he thanked her for a job well done. He told the members they had minutes in front of them dated, February 23, 24, 27 and 28, and he said he would ask for approval at the end of the meeting. The Chairman said the meeting today is informational, regarding reappraisal, and he recognized George Donatello, Reappraisal Coordinator, Department of Revenue.

George Donatello said he would bring the committee up to date on the Statewide reappraisal, and he referred the committee to his handout on Reappraisal Update. (ATTACHMENT 1)

He turned attention to page 1, Reappraisal Milestones, which he said needed to be completed, and the next date of April 1, 1989 would complete the Informal Hearings, and he said at this time a number of counties have asked for an extension on the Informal Hearings, and we are expecting for more counties to ask for an extension. If there are any counties that have not asked for an extension, by the April 1st deadline, and there are people in those counties who have not had an informal hearing. They will automatically be passed on to the formal hearings, so we are working with the public as much as we possibly can.

Committee questions were: (1) Would the taxpayer have to apply within a certain time for the formal hearing if they missed the informal hearing? and Mr. Donatello, said yes, they would have 18 days to apply for the hearing. (2) Some areas of the State have had complaints regarding the person that is conducting the hearings, and what can be done about this person, if they have many complaints? Mr. Donatello said the person that is holding the informal hearings, would be the people that worked on reappraisal or designee's of the Appraiser, and when complaints are there, they should be turned into the County Appraiser to determine if they are capable of handling the informal hearings. (3) Is there any allowance for a neighborhood, which is unique and distinct from other situations? Mr. Donatello said a neighborhood association could certainly appeal the entire neighborhood, but it would take all of those individuals, to sign a declaration allowing one person to represent the neighborhood. We have had situations like that, and the counties have gone back and re-done the entire neighborhood. (4) Some areas having complaints are told by the Appraisers that they can not go back, that they are given a formula to use and they have no right to go back and make changes, that the Department of Revenue, is the only one that can make any changes, is this correct? Mr. Donatello said on agricultural land, that is correct, but every other piece of property, the counties are responsible. (5) There were concerns with certain counties not meeting state specifications with the job that has been done, not only in commercial and industrial, it also includes residential, because state law says the co-efficient disbursements should not be greater than 20, and at least one county appraiser show the sales are at least 40 or greater, which is double specifications for contract? Mr. Donatello said the one county this has happened in, the Department closed the book, because they did meet specifications. The Department of Revenue provided the softwares, the manuals and defining, the counties were then responsible for fine tuning and customizing the system, so it would actually handle valuation in their counties.

CONTINUATION SHEET

MINUTES OF THE SENATE COMMITTEE ON ASSESSMENT AND TAXATION,
room 519-S, Statehouse, at 11:00 a.m. ~~p.m.~~ on Tuesday, March 14, 1989.

So the fine tuning system, is the counties responsibility. (6) It was felt that some of the problems were because certain counties hired retirees and college students with no experience? Mr. Donatello said the data collection, only required two weeks of training, but very experienced personnel followed up after the date collection. (7) Over the years the Department has predicted that there would be about 10% of the people that would call in and complain about their parcels, do you feel that this is still 10% at this time, on a statewide basis? George Donatello said statewide it is running about 10%, and turned attention to page 2 of his handout, pointing out figures by counties on how it is going at this time, and stated he believes we are still in the 10% range.

Mr Donatello did not get all the way through his attachment, and the Chairman apologized to him. Mr. Donatello's handout included 1. Reappraisal Milestones, 2. Certification, 3. parcels in the state computer for analysis by the State Department of Education: 1.3 million 4. Status of program. 5. Statewide estimate for appeals on 1.4 million parcels, Selected County Hearing and Appeals Date, 6. Requests for time extensions and 2 drafts of counties showing requests for time extensions and Hearing Officers and Panels.

Chairman Theissen called for a motion on the minutes.

Senator Francisco moved to adopt the minutes of February 23, 24, 27, and 28, 1989, seconded by Senator Petty. The motion to approve carried.

Chairman Thiessen adjourned the meeting at 12:05 p.m.



KANSAS DEPARTMENT OF REVENUE
Division of Property Valuation
Robert B. Docking State Office Building
Topeka, Kansas 66612-1585

SENATE ASSESSMENT AND TAXATION COMMITTEE
REAPPRAISAL UPDATE
MARCH 14, 1989

I. Reappraisal Milestones

- A. Following are the dates by which we expect the remaining major phases of reappraisal will be completed.

4/1/89 Informal Hearings - Complete
4/15/89 Post Values to AA/Value Certification to County Clerk
5/15/89 Hearing Panels - Complete
6/15/89 County BOE - Complete
7/1/89 County Assessed Value Abstracts to PVD Director
11/15/89 County Updated Assessed Value & Tax Abstracts to PVD Dir
12/1/89 Informal Hearings for 1989 Tax Bills Paid Under Protest

II. Certification

A. Status

1. 98 counties met the March 1, 1989 deadline for mailing CVN'S.
2. As of this date all CVN'S have been mailed except for commercial properties in Clay County and Douglas County.
 - a) Clay will be mailed by March 15th.
 - b) Douglas will be mailed by March 17th.

B. Extension of time - (See the map and the attached list).

III. Parcels in the state computer for analysis by the State Department of Education: 1.3 million

A. Information available - summary of what counties submitted.

- 1) Parcel Id Number
- 2) County and Township
- 3) Taxing Unit
- 4) School District
- 5) Calculated Acreage

Attachment 1

Senate Assessment and Taxation
Tuesday, March 14, 1989

Phone (913) 296-2365

- 6) Classification
- 7) Land
- 8) Building
- 9) Total
- 10) Living Units
- 11) County Number
- 12) Market Value Reason

B. Status of program.

- 1) There remain 20,000 to get into the system.
- 2) Between now and the 20th we expect to have all of them in the system.

C. Facts and Figures - can be used to develop gross estimates and trends only. More complete information will be available after the counties complete thier informal hearing process.

IV. Statewide estimate for appeals on 1.4 million parcels:

A) Informal:

<u>Type</u>	<u>%</u>	<u>Number</u>
Residential	3	42,000
Agricultural	3	42,000
C/I	<u>4</u>	<u>56,000</u>
Total	10	140,000

B) Formal:

<u>Type</u>	<u>%</u>	<u>Number</u>
Residential	.5	7,000
Agricultural	.5	7,000
C/I	<u>1</u>	<u>14,000</u>
Total	2	28,000

V. Selected County Hearing and Appeals Data

County Name:	Johnson	Wyandotte	Sedgwick
Number of Parcels:	131,802	67,348	162,997
Notices Mailed:	1/6/89	1/12/89	1/7/89
Scheduling Deadline:	Ext. 4/28	Ext. 4/15	2/24/89
Phone Calls Received:		15,000	12,800
Informal Meetings Scheduled:	18,000	13,000	26,000
Hearing Breakdown:			
* Residential	88%	85%	60%
* Agricultural	1%	4%	15%
* Commercial/other	11%	11%	25%
Overall Percent	13.5%	19%	16%
Formal Hearings:	700	30	150

County Name:	McPherson	Ford
Number of Parcels:	15,800	15,000
Notices Mailed:	1/5/89 phased	1/13/89
Scheduling Deadline:	3/13/89	3/6/89
Phone Calls Received:	2,000	2,154
Informal Meetings Scheduled:	1,393	2,749
Hearing Breakdown:		
* Residential	62%	70%
* Agricultural	30%	5%
Commercial/other	8%	25%
Overall Percent	9%	18%
Formal Hearings:	63	26

County Name:	Meade	Lincoln
Number of Parcels:	4,919	4,926
Notices Mailed:	1/13/89	2/3/89 phased
Scheduling Deadline:	2/14/89	2/21/89
Phone Calls Received:		450
Informal Meetings Scheduled:	250	390
Hearing Breakdown:		
* Residential	40%	15%
* Agricultural	20%	80%
* Commercial/other	40%	5%
Overall Percent	5%	8%
Formal Hearings:	4	26

REQUESTS FOR TIME EXTENSIONS:

There are counties who have officially asked for additional time to complete their reappraisal projects. (See Map)

Mailing:

- * Clay County - requested until 3/14/89 to complete the final review and correlation of their commercial property.
- * Douglas County - requested until 3/17/89 to complete the final review and correlation of their commercial property.

Informal Hearings:

- * Barton County - requested until 4/15/89.
- * Douglas County - requested until 5/1/89.
- * Shawnee County - requested until 4/15/89.
- * Wyandotte County - requested until 4/15/89.
- * Johnson County - requested until 5/1/89.
- * Stevens County - requested until 4/15/89.
- * Haskell County - requested until 4/15/89.
- * Morton County - requested until 4/15/89.
- * Grant County - requested until 4/15/89.
- * Stanton County - requested until 4/15/89.
- * Crawford County - requested until 4/15/89.
- * Saline County - requested until 4/14/89.
- * Reno County - requested until 4/15/89.
- * Leavenworth - requested until 4/15/89.

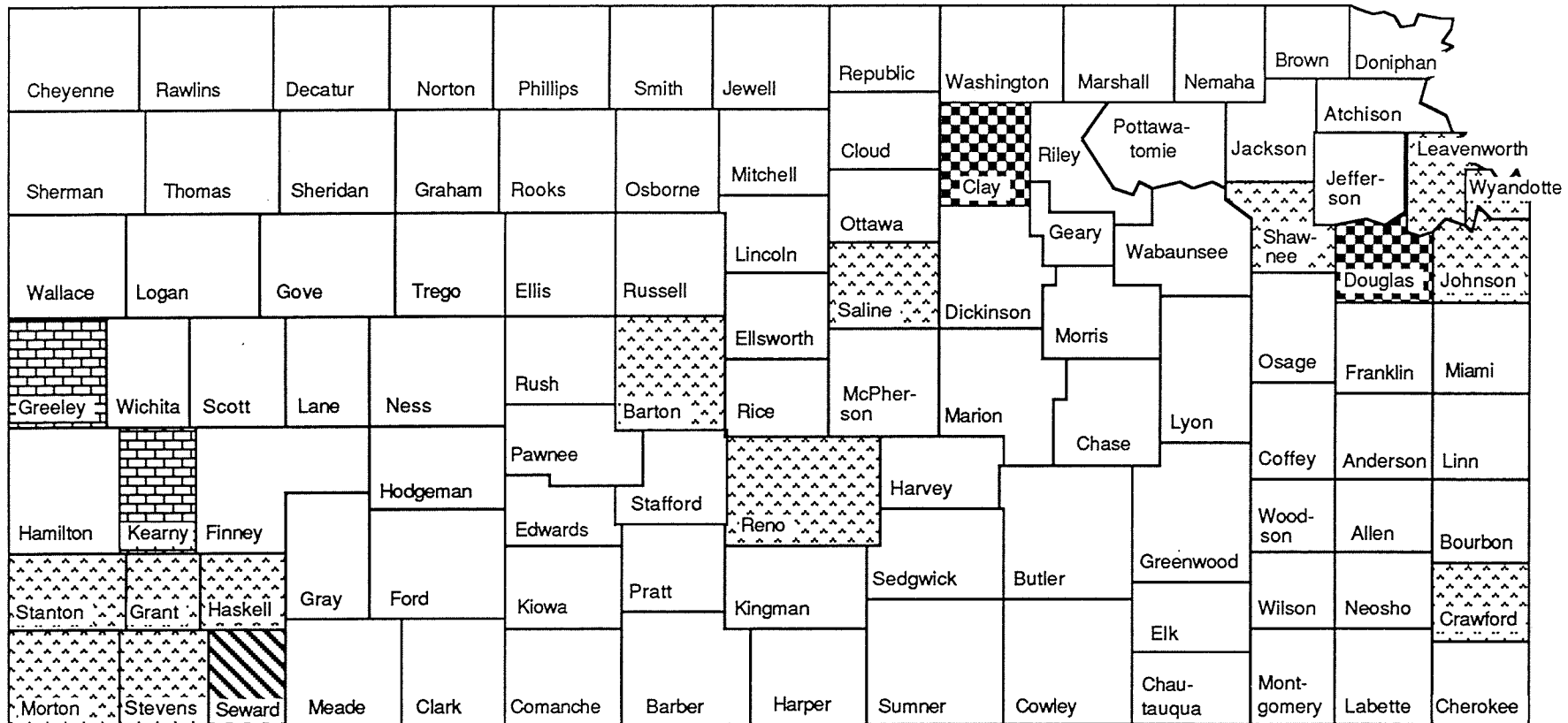
Extensions for certifying values to the County Clerk:

- * Kearny County - requested until 4/15/89.
- * Greeley County - requested until 5/10/89.

Extensions for appraising special properties:

- * Grant County - requested until 3/15/89 for appraising locally appraised gas plants.
- * Seward County - requested until 3/15/89 for the National Beef Processing Plant.

REQUESTS FOR TIME EXTENSIONS



COMMERCIAL CVN'S



CERTIFYING VALUES

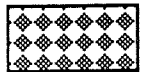
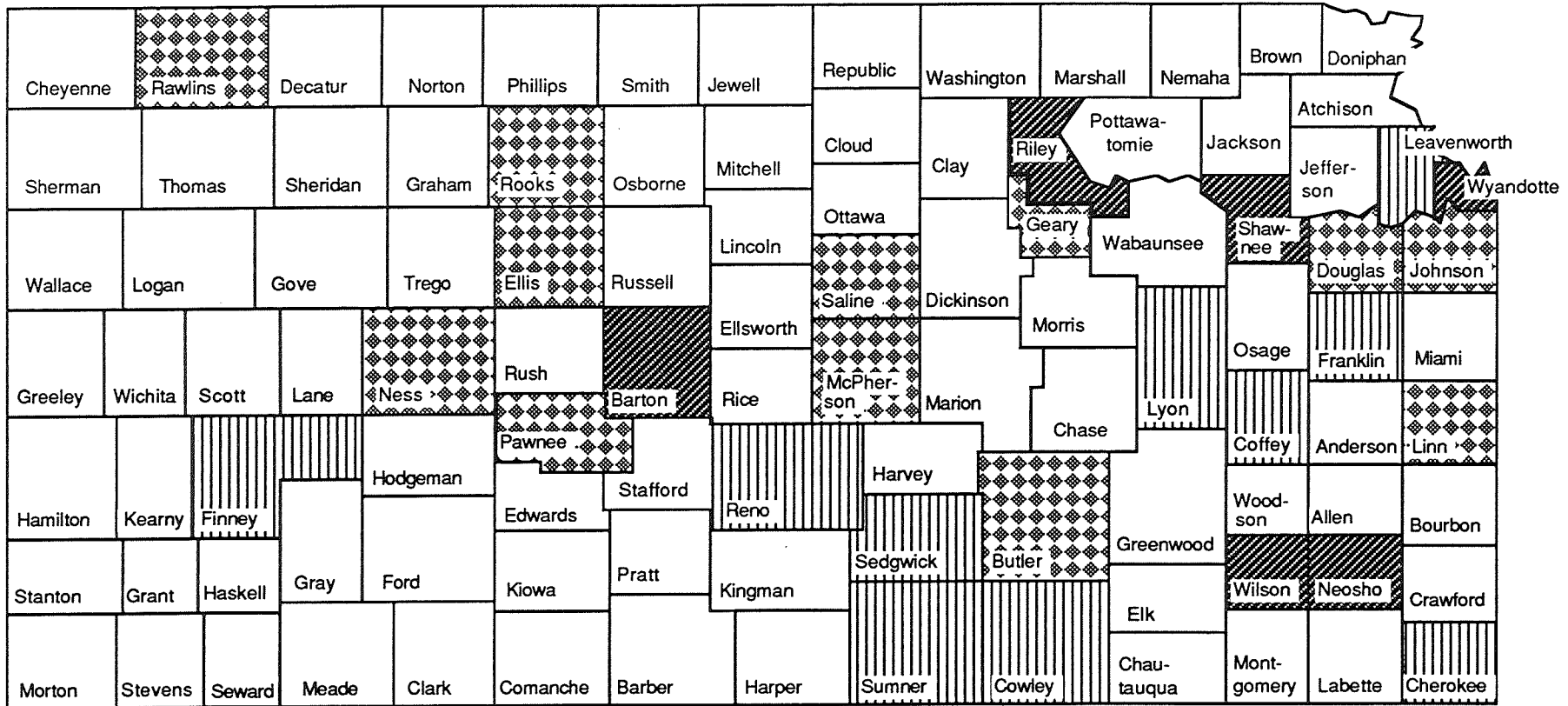


INFORMAL HEARINGS



SPECIAL PROPERTIES

HEARING OFFICERS AND PANELS



HEARING OFFICER(S)



HEARING OFFICER(S) & PANEL(S)



HEARING PANEL(S)