

MINUTES OF THE SENATE COMMITTEE ON ASSESSMENT AND TAXATION

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

10:00 a.m. ~~pm~~ on Saturday, May 4, 1991 in room 519-S of the Capitol.

All members were present except:

Committee staff present:

Don Hayward, Assistant Revisor
Bill Edds, Assistant Revisor
Tom Severn, Research Department
Chris Courtwright, Research Department
Marion Anzek, Committee Secretary
Conferees appearing before the committee:

Chairman Dan Thiessen called the meeting to order at 10:26 a.m. and reminded the committee members that we have a motion on the table, and he also told the members if their folders are needed they are in the file cabinet.

He said, the motion on the table had a 1st and 2nd, to include inventories with the \$250,000. threshold on the amendment that was adopted to amend HCR5007 with the proposal to phase down the value of commercial and industrial property. The Chairman said this motion was from the 1st meeting, yesterday.

A committee member asked where we had residential? The Chairman said we had residential at 12%, both single and multi.

Senator Jack Steineger said he and some of the members are encouraged but not satisfied at the direction of the compromise the committee did yesterday afternoon. He said, he realizes that we all have to compromise but he hates to leave some inventories untaxed and he thinks the threshold is too high.

Senator Don Montgomery said he thought, whatever threshold the committee decides on exemptions, we have to make one policy decision. He said the large multi companies have a store in just about every county, and he asked if we are going to allow a \$250,000. one time exemption for all those stores, or are we going to do it per store? He said, if the committee doesn't do it per store, he said, he thought the stores would figure out some way to where they are an independent store in that county, and he said he does not know how the committee could address this problem.

Senator Janis Lee said she has a number of Coast to Coast stores in her counties, and she said the buildings are owned locally, but they are responsible for the inventories?

Senator Martin said they own that but if one person owned several franchises, they would get the (1) \$250,000. exemption, but they would also have several million dollars worth of inventories.

Senator Steineger said you can make a distinction between subsidiaries, owned or controlled.

Senator Martin said when looking at the amendment, there are a number of school districts in areas that will be very helpful in replacing the lost revenue. He said he is talking about individuals who come in and don't own the building, and are carrying several million dollars in inventories, and they are here because there is a market here, and they are going to sell those goods, and they know they are going to sell, because of their marketing technics. He said, they are not all that concerned about tax breaks because they are here because of the market. He said this is a much different theory than manufacturers and companies that come in and provide jobs.

He said they did recommend a threshold and to put merchants on and leave manufacturers on.

He said, if Rules and Regs would allow it, there may be a way to get at some of the questions that have been raised.

Don Hayward said, there are ways to do it.

CONTINUATION SHEET

MINUTES OF THE SENATE COMMITTEE ON ASSESSMENT AND TAXATION

room 519-S, Statehouse, at 10:00 a.m./~~p.m.~~ on Saturday, May 4, 1991.

Chairman Thiessen said it was mentioned that they don't own the buildings, but somebody, does own the building and their tax is being paid unless they were built with I.R.B.'s and if they were built with I.R.B.'s, the local unit decided that they wanted to do that, so if they are not getting the tax from it, they made the decision and they cannot expect the legislature to do something here to reimburse that.

After committee discussion Chairman Thiessen said we had a request to re-visit SCR1611 and he said staff has some runs and asked Chris Courtwright to present them to the committee.

Chris Courtwright passed out a Supplemental Note on SCR1611. (ATTACHMENTS 1-A, 1-B, 1-C, and 1-D. He said, Attachment 1-A is the Supplemental Note on SCR1611 as it came out of this committee, and (ATTACHMENT 1-B) is SCR1611 As amended by Senate Committee of the Whole. He said the (2) runs are (ATTACHMENT 1-C) as it was introduced and (ATTACHMENT 1-D) is as it was amended by the Committee of the Whole before it failed to get the necessary 27 votes. He said by the time it was finished being amended in the Committee of the Whole, single family residential, mobile home parks and mobile homes used as residences were at 11.50%, multi-family was at 14.%, all vacant lots were at 12%, the not-for-profits were at 15%, commercial, industrial and agricultural were at 25%, business machinery and equipment would have been increased from 20% to 30%, utility inventories would have been brought back on at 33%, and other utility properties would have been raised to 33%.

He said, there was an amendment put on, on the Senate Floor relating to a hydro-electric dam that would have been assessed at 25%, and he said they did not know how to adjust for that in this data.

Senator Martin said what this amendment does, it raises our present residential category. He said, you are going to have those people stirred to the maximum, and he said he would not support it, as it is, because it is raising utilities a certain percentage, and raising machinery and equipment by 50%.

Chairman Thiessen said we will take a short break to give the members a chance to visit about this.

After break the meeting continued and Chairman Thiessen recognized Senator Montgomery.

Senatory Don Montgomery said we have some good ideas here, but he was not willing to give up on his, and other members are not willing to give up on their's either, and he was offering a substitution motion.

Senator Don Motgomery moved a substitute motion that classification be recommended for full summer interim study, 2nd by Senator Janis Lee.

Senator Audrey Langworthy said she would agree there are some good new ideas that have came forth and she said she felt all the members on the committee would have to look at some different options that we have thought we would not want to look at, and for her, she said fine tuning the classification amendment is the single most important thing she thought she could help do for her county. She said it is very important to them, and this is the one thing that has continued to be her test, when she goes to meetings.

She said, if we are sending this to interim study she would like to suggest that we also include in that, Representative Snowbarger's Plan that would be a county option for the (4) large populated counties, which she said, she thought would help the one's that seem to stand out as being different.

Senator Phil Martin said he was very uncomfortable with SCR1611, and he hoped with the on-going problems that keep occurring with reappraisal that this summer, we have an in-depth study about these problems because they will be tied in with the commercial class, and he said, he felt there will be a lot of things to surface once we get out of here, and things will start heating up in another area.

He said, he thought it imperative this year, to get a good handle on these problems. He said, he felt the director is doing an excellent job in coming forth with data, and he hoped this summer there would be a very solid study on this issue as well as the problems with reappraisal.

CONTINUATION SHEET

MINUTES OF THE SENATE COMMITTEE ON ASSESSMENT AND TAXATION,
room 519-s, Statehouse, at 10:00 a.m./~~p.m.~~ on Saturday, May 4, 1991.

Chairman Dan Thiessen said he felt it was real unfortunate that it was so late in the session when we received the House version of a constitutional amendment, he said it was out last Sunday night, and by the time we received it, we have had (4) days, and looking at the time that has been put into this previously, and the time that it takes to thoroughly study these issues, because it effects every citizen of this State, and he said, he felt it was wise to go ahead and do this study so we know and are more sure of where we are going before we do it. The Chairman called for a vote on the substitute motion. The motion carried.

Chairman Thiessen asked the members if there were any other subjects they would like to have studied this summer?

Senator Janis Lee said she would like the proposal on married and single's studied.

Senator Marge Petty said she would like to review the statutes on the kind of authority to appraisers. Chairman Thiessen said SB72 deals in that area somewhat and he said we are going to concur with House Amendments, so he said, there will be some changes in that.

Senator Lana Oleen said we had a couple of bills incorporated into other bills, and she asked if there would be some re-printing?

Don Hayward said, no they will not re-print.

Chairman Dan Thiessen thank the committee members for their hard work this session and he adjourned the meeting at 11:25 a.m.

GUEST LIST

COMMITTEE: SPECIAL COMMITTEE
ASSESSMENT & TAXATION

DATE: SAT. 5-4-91

NAME (PLEASE PRINT)	ADDRESS	COMPANY/ORGANIZATION
Paul E. Fleener	Manhattan	Kansas Farm Bureau
Alan Steppat	Topeka	Pete McGill & Associates
R. Anderson	OST Platt	KANSAS COURT OF
Tom Kumpke	Topeka	KMHA
TREVA POTTER	"	PEOPLES NAT. GAS
Mark Tallman	Topeka	KASIR
Christy Young	Topeka	Topeka Chamber of Com.
Ed Schaub	"	KPL
Jim Ludwig	"	KPL
DENNY KOCH	"	SW Bau
Harriet Lange	"	KAB
JEFF SONNICH	TOPEKA	KNLSI
KAREN KRANCE	TOPEKA	KAR
KEVIN ROBERTSON	TOPEKA	Tom's
Tom Whitaker	Topeka	K's Motorcycles
BRAD SMOOT	Topeka	Black & Veatch
Stacy Jones	Wich	Boeing
Jacque Oates	Topeka	Ks. Ind Auto Dealers Assoc.
Rich McKee	"	KLA
MARK A. BURGHART	"	REVENUE
Bob Corkins	"	KCCI
Ⓟ A. Cunningham	"	PUD
Kirby L. Stegman	"	*DOR
Mark Bannister	"	Senate President

501(c)(10) of the Internal Revenue Code would be assessed at 15 percent rather than 30 percent. 5/4/91 ATT# 1-191

SESSION OF 1991

SUPPLEMENTAL NOTE ON
SENATE CONCURRENT RESOLUTION NO. 1611

As Amended by Senate Committee on
Assessment and Taxation

Brief*

S.C.R. 1611 is a resolution amending Article 11, Section 1 of the *1988 Constitution*, which would present a new property tax classification schedule with seven subclasses of real property and six subclasses of personal property for the approval of the voters at a special election scheduled for April 2, 1991. The new schedule would be effective for tax year 1991.

Real Property

Residential. The assessment level of residential real property (including multi-family residential real property comprised of not more than four residential units, one of which is owner-occupied, and real property upon which mobile homes used for residential purposes are located) would be reduced from 12 to 11.5 percent.

Multi-Family Residential. Multi-family residential real property not included above would be assessed at 14 percent instead of 12 percent.

Agricultural Land. Land devoted to agricultural use, which would continue to be appraised at its use-value, would continue to be assessed at 30 percent.

Vacant Lots. Vacant lots would continue to be assessed at 12 percent.

Fraternal Benefit Societies. Real property owned and operated by nonprofit fraternal benefit societies organized under section 501(c)(8) or

Commercial, Industrial, and Other. The assessment level for real property used for commercial and industrial purposes, along with the level for all other real property not specifically subclassified, would be reduced from 30 to 25 percent.

Utilities. Public utility real property, except railroad property, would be assessed at 33 percent rather than 30 percent. Railroad real property would be assessed at the average rate for all other commercial and industrial property.

Personal Property

Mobile Homes. Mobile homes used for residential purposes would be assessed at 11.5 percent rather than 12 percent.

Mineral Leaseholds. Mineral leasehold interests would continue to be assessed at 30 percent.

Public Utilities. Personal property of utilities, including inventories, would be assessed at 33 percent instead of 30 percent, except railroad personal property which would be assessed at the average rate for all other commercial and industrial property.

Motor Vehicles. Motor vehicles not subject to the tax and tags law would continue to be assessed at 30 percent.

Commercial and Industrial Machinery and Equipment. Commercial and industrial machinery and equipment would continue to be valued based on its retail cost when new, depreciated, over the lesser of seven years or its economic life, with a 20 percent minimum value, and would be assessed at 30 percent rather than 20 percent.

Other Personal. All other personal property not otherwise specifically classified would continue to be assessed at 30 percent.

* Supplemental Notes are prepared by the Legislative Research Department and do not express legislative intent.

1- A2

Background

Article 11, Section 1 of the *Kansas Constitution*, providing for the current property tax classification schedule, passed the Legislature in 1985, concurrently with the reappraisal bill, as 1985 H.C.R. 5018, and was approved by the voters on November 4, 1986.

The Senate Committee amendments lowered the assessment levels for nonmulti-family residential real property and mobile homes used for residential purposes from 12 percent to 11.5 percent; changed the assessment level for multi-family residential real property to 14 percent; and clarified that real property upon which mobile homes used for residential purposes are located would be assessed at 11.5 percent.

[As Amended by Senate Committee of the Whole]

As Amended by Senate Committee

Session of 1991

Senate Concurrent Resolution No. 1611

By Committee on Assessment and Taxation

1-24

11 A PROPOSITION to amend section 1 of article 11 of the constitution
12 of the state of Kansas, relating to the taxation of property.

13
14 *Be it resolved by the Legislature of the State of Kansas, two-thirds*
15 *of the members elected (or appointed) and qualified to the Senate*
16 *and two-thirds of the members elected (or appointed) and qualified*
17 *to the House of Representatives concurring therein:*

18 Section 1. The following proposition to amend the constitution
19 of the state of Kansas shall be submitted to the qualified electors of
20 the state for their approval or rejection: Section 1 of article 11 of
21 the constitution of the state of Kansas is hereby amended to read
22 as follows:

23 ~~"§ 1. (A) SYSTEM OF TAXATION; CLASSIFICATION;~~
24 ~~EXEMPTION. The provisions of this subsection (a) shall~~
25 ~~govern the assessment and taxation of property until the~~
26 ~~provisions of subsection (b) of this section are implemented~~
27 ~~and become effective, whereupon subsection (a) shall expire.~~
28 ~~The legislature shall provide for a uniform and equal rate~~
29 ~~of assessment and taxation, except that the legislature may~~
30 ~~provide for the classification and the taxation uniformly as~~
31 ~~to class of motor vehicles, mineral products, money, mort-~~
32 ~~gages, notes and other evidence of debt or may exempt any~~
33 ~~of such classes of property from property taxation and impose~~
34 ~~taxes upon another basis in lieu thereof. All property used~~
35 ~~exclusively for state, county, municipal, literary, educational,~~
36 ~~scientific, religious, benevolent and charitable purposes, and~~
37 ~~all household goods and personal effects not used for the~~
38 ~~production of income, shall be exempted from property~~
39 ~~taxation.~~

40 (B) *System of taxation; classification; exemption.* (1) (a) The
41 provisions of this subsection (b) shall govern the assessment and
42 taxation of property on and after January 1, 1989 1991, and each
43 year thereafter. Except as otherwise hereinafter specifically pro-

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ATT 18-1

vided, the legislature shall provide for a uniform and equal basis of valuation and rate of taxation of all property subject to taxation. The provisions of this subsection (b) shall not be applicable to the taxation of motor vehicles, except as otherwise hereinafter specifically provided, mineral products, money, mortgages, notes and other evidence of debt and grain. Property shall be classified into the following classes for the purpose of assessment and assessed at the percentage of value prescribed therefor:

Class 1 shall consist of real property. Real property shall be further classified into ~~four~~ seven subclasses. Such property shall be defined by law for the purpose of subclassification and assessed uniformly as to subclass at the following percentages of value:

- (A) (1) Real property used for residential purposes including multi-family residential real property *comprised of not more than four residential units and real property upon which mobile homes used for residential purposes [necessary to accommodate a residential community of mobile or manufactured homes including the real property upon which such homes] are located* ~~12%~~ 11 1/2%
- (2) Multi-family residential real property not included in paragraph (1) ~~15%~~ 14%
- (B) (3) Land devoted to agricultural use which shall be valued upon the basis of its agricultural income or agricultural productivity pursuant to section 12 of article 11 of the constitution 30%
- (C) (4) Vacant lots 12%
- (5) Real property which is owned and operated by a taxpayer which is organized for not-for-profit purposes and is not subject to federal income taxation pursuant to section 501(c)(8) or section 501(c)(10) of the federal internal revenue code as in effect on January 1, 1991 15%
- (6) Public utility real property, except railroad [or hydroelectric utility] real property which shall be assessed at the average rate that all other commercial and industrial property is assessed 33%
- (D) (7) All other urban and rural real property not otherwise specifically subclassified ~~30%~~ 25%

Class 2 shall consist of tangible personal property. Such tangible personal property shall be further classified into six subclasses, shall be defined by law for the purpose of subclassification and assessed uniformly as to subclass at the following percentages of value:

1- B-2

- 1 (A) (1) Mobile [~~or manufactured~~] homes used for residential
- 2 purposes ~~12%~~ 11 1/2%
- 3 (B) (2) Mineral leasehold interests 30%
- 4 (C) (3) Public utility tangible personal property *including invento-*
- 5 *ries thereof, except railroad [or hydroelectric utility] personal*
- 6 *property which shall be assessed at the average rate all other*
- 7 *commercial and industrial property is assessed* ~~30%~~ 33%
- 8 (D) (4) All categories of motor vehicles not defined and specifically
- 9 valued and taxed pursuant to law enacted prior to January 1,
- 10 1985 30%
- 11 (E) (5) Commercial and industrial machinery and equipment
- 12 which, if its economic life is seven years or more, shall be
- 13 valued at its retail cost when new less seven-year straight-line
- 14 depreciation, or which, if its economic life is less than seven
- 15 years, shall be valued at its retail cost when new less straight-
- 16 line depreciation over its economic life, except that, the value
- 17 so obtained for such property, notwithstanding its economic life
- 18 and as long as such property is being used, shall not be less
- 19 than 20% of the retail cost when new of such property ~~20%~~ 30%
- 20 (F) (6) All other tangible personal property not otherwise specif-
- 21 ically classified 30%
- 22 (2) (b) All property used exclusively for state, county, mu-
- 23 nicipal, literary, educational, scientific, religious, benevolent and
- 24 charitable purposes, farm machinery and equipment, merchant's
- 25 and manufacturer's inventories, *other than public utility inven-*
- 26 *tories*, and livestock and all household goods and personal effects
- 27 not used for the production of income, shall be exempted from
- 28 property taxation."
- 29 Sec. 2. The following statement shall be printed on the ballot
- 30 with the amendment as a whole:
- 31 "Explanatory statement. This amendment would revise the cur-
- 32 rent property tax system providing for the classification and as-
- 33 sessment of all property subject to taxation at different percentages
- 34 of value.
- 35 "A vote for the proposition would, as of January 1, 1991, con-
- 36 tinue the requirement that different classes of property are to be
- 37 assessed for property tax purposes at different percentages of
- 38 value. However, three new subclassifications of real property
- 39 would be established, namely: (1) Multi-family residential real
- 40 property comprised of more than four residential units the as-
- 41 sessment rate for which would be ~~15%~~ 14%; (2) real property
- 42 owned and operated by certain not-for-profit fraternal societies,
- 43 unless associations the assessment rate for which would be

1 decreased from 30% to 15%; and (3) public utility real property
2 the assessment rate for which would be increased from 30% to
3 33%, except that railroad [*and hydroelectric utility*] real property
4 would be assessed at the federally mandated rate. Also, the as-
5 sessment rate for real property used for commercial or industrial
6 purposes and other real property not specifically subclassified
7 would be decreased from 30% to 25%, *and the assessment rate*
8 *for real property and mobile homes used for residential purposes*
9 *would be decreased from 12% to 11½%.* Also, the assessment
10 rate for public utility personal property including inventories
11 would be increased from 30% to 33%, except that railroad [*and*
12 *hydroelectric utility*] personal property would be assessed at the
13 federally mandated rate, and the assessment rate for commercial
14 and industrial machinery and equipment would be increased from
15 20% to 30%.

16 "A vote against the proposition would continue the current
17 system of property taxation."

18 Sec. 3. This resolution, if approved by two-thirds of the members
19 elected (or appointed) and qualified to the Senate and two-thirds of
20 the members elected (or appointed) and qualified to the House of
21 Representatives, shall be entered on the journals, together with the
22 yeas and nays. The secretary of state shall cause this resolution to
23 be published as provided by law and shall cause the proposed amend-
24 ment to be submitted to the electors of the state at a special election
25 which is hereby called for such purpose to be held on April 2, 1991,
26 pursuant to section 1 of article 14 of the constitution of the state of
27 Kansas.

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	88 ASSESSED ACTUAL	% OF TOTAL	URBAN REAL ESTATE	90 ASSESSED ACTUAL (a)	% OF TOTAL	PROP RATIO	90 ASSESSED PROPOSED	% OF TOTAL
URBAN REAL ESTATE			URBAN REAL ESTATE					
ALL OTHER	2,491,767,058	21.94%	RESID MULTI-FAM	214,358,286	1.51%	15.00%	267,947,858	1.86%
VACANT LOTS	55,585,441	0.49%	RESID "SINGLE-FAM"	3,807,847,461	26.83%	12.00%	3,807,847,461	26.47%
COMMERCIAL AND INDUSTRIAL	1,123,448,429	9.89%	MOBILE HOME PARKS	12,218,656	0.09%	25.00%	25,455,533	0.18%
TOTAL URBAN REAL ESTATE	3,670,800,928	32.32%	VACANT LOTS	122,918,921	0.87%	12.00%	122,918,921	0.85%
RURAL REAL ESTATE			FRATERNAL BENEFIT	9,098,098	0.06%	15.00%	4,549,049	0.03%
HOME SITES/PLANNED SUB DIV	338,344,275	2.98%	COMM'L & INDUS	2,627,972,785	18.51%	25.00%	2,189,977,321	15.23%
SPOT COMMERCIAL	156,387,083	1.38%	AG IMPROVEMENTS	3,540,915	0.02%	25.00%	2,950,763	0.02%
AG IMPROVEMENTS	285,964,795	2.52%	AGRICULTURAL	6,086,423	0.04%	30.00%	6,086,423	0.04%
AG LAND	1,373,221,632	12.09%	TOTAL URBAN REAL ESTATE	6,804,041,545	47.93%		6,427,733,328	44.69%
TOTAL RURAL REAL ESTATE	2,153,917,785	18.97%	RURAL REAL ESTATE					
TANGIBLE PERSONAL PROPERTY			RESID MULTI-FAM	587,832	0.00%	15.00%	734,790	0.01%
GAS AND OIL	1,132,435,207	9.97%	RESID "SINGLE-FAM"	783,357,217	5.52%	12.00%	783,357,217	5.45%
BUSINESS MACHINERY & EQUIP	873,729,421	7.69%	MOBILE HOME PARKS	1,785,952	0.01%	25.00%	3,720,733	0.03%
ALL OTHER PERSONAL	322,915,490	2.84%	VACANT LOTS	21,729,961	0.15%	12.00%	21,729,961	0.15%
URBAN TANGIBLE PERSONAL			FRATERNAL BENEFIT	813,534	0.01%	15.00%	406,767	0.00%
GAS AND OIL			COMM'L & INDUS	325,769,974	2.30%	25.00%	271,474,978	1.89%
BUS MACH & EQ			AG IMPROVEMENTS	142,344,269	1.00%	25.00%	118,620,224	0.82%
ALL OTHER PERSONAL			AGRICULTURAL	1,416,202,028	9.98%	30.00%	1,416,202,028	9.85%
MOBILE HOMES			TOTAL RURAL REAL ESTATE	2,692,590,767	18.97%		2,616,246,699	18.19%
MOTOR VEHICLES			URBAN TANGIBLE PERSONAL					
TOTAL URBAN PERSONAL			GAS AND OIL	3,354,180	0.02%	30.00%	3,354,180	0.02%
RURAL TANGIBLE PERSONAL			BUS MACH & EQ	540,554,964	3.81%	30.00%	810,832,446	5.64%
GAS AND OIL			ALL OTHER PERSONAL	60,626,519	0.43%	30.00%	60,626,519	0.42%
BUS MACH & EQ			MOBILE HOMES	31,304,145	0.22%	12.00%	31,304,145	0.22%
ALL OTHER PERSONAL			MOTOR VEHICLES	49,943,291	0.35%	30.00%	49,943,291	0.35%
MOBILE HOMES			TOTAL URBAN PERSONAL	685,783,099	4.83%		956,060,581	6.65%
MOTOR VEHICLES			RURAL TANGIBLE PERSONAL					
TOTAL RURAL PERSONAL			GAS AND OIL	1,363,463,016	9.61%	30.00%	1,363,463,016	9.48%
EXEMPT PROPERTY			BUS MACH & EQ	217,701,586	1.53%	30.00%	326,552,379	2.27%
MERCHANTS' INVENTORY	371,149,155	3.27%	ALL OTHER PERSONAL	40,925,565	0.29%	30.00%	40,925,565	0.28%
MANUFACTURERS' INVENTORY	382,172,899	3.37%	MOBILE HOMES	17,284,849	0.12%	12.00%	17,284,849	0.12%
LIVESTOCK	115,669,322	1.02%	MOTOR VEHICLES	66,767,651	0.47%	30.00%	66,767,651	0.46%
TOTAL PERSONAL	3,198,071,494	28.16%	TOTAL RURAL PERSONAL	1,706,142,667	12.02%		1,814,993,600	12.62%
EXEMPT PERSONAL			EXEMPT PROPERTY					
TOTAL PERSONAL			MERCHANTS INVENTORY	0	0.00%	0.00%	0	0.00%
PUBLIC SERVICE CORP			MANUFACTURERS INV	0	0.00%	0.00%	0	0.00%
UTILITY INVENTORY (a)			LIVESTOCK	0	0.00%	0.00%	0	0.00%
RAILROADS (a)			MOTOR VEH DEALERS INV	0	0.00%	0.00%	0	0.00%
TOTAL STATE ASSESSED	2,333,823,827	20.55%	FARM MACHINERY	0	0.00%	0.00%	0	0.00%
TOTAL ASSESSED VALUATION	11,356,614,034	100.00%	TOTAL EXEMPT PERSONAL	0	0.00%		0	0.00%
TOTAL ASSESSED VALUATION (a)	14,194,444,725	100.00%	TOTAL PERSONAL	2,391,925,766	16.85%		2,771,054,041	19.27%
			PUBLIC SERVICE CORP	2,185,794,977	15.40%	33.00%	2,404,374,475	16.72%
			UTILITY INVENTORY (a)	0	0.00%	33.00%	43,327,429	0.30%
			RAILROADS (a)	120,091,670	0.85%	25.00%	120,091,670	0.83%
			TOTAL STATE-ASSESSED (a)	2,305,886,647	16.24%		2,567,793,574	17.85%
			TOTAL ASSESSED VALUATION (a)	14,194,444,725	100.00%		14,382,827,642	100.00%

a) Adjusted to reflect utility inventories and railroad settlement.

ATT. 12
5-4-91

5-4-
ATT. 1-C

SCR 1611 as Am COW

	88 ASSESSED ACTUAL	% OF TOTAL		90 ASSESSED ACTUAL (a)	% OF TOTAL	PROP RATIO	90 ASSESSED PROPOSED	% OF TOTAL
URBAN REAL ESTATE			URBAN REAL ESTATE					
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VACANT LOTS	55,585,441	0.49%	RESID "SINGLE-FAM"	3,807,847,461	26.83%	11.50%	3,649,187,150	25.78%
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RURAL REAL ESTATE			FRATERNAL BENEFIT	9,098,098	0.06%	15.00%	4,549,049	0.03%
HOME SITES/PLANNED SUB DIV	338,344,275	2.98%	COMM'L & INDUS	2,627,972,785	18.51%	25.00%	2,189,977,321	15.47%
SPOT COMMERCIAL	156,387,083	1.38%	AG IMPROVEMENTS	3,540,915	0.02%	25.00%	2,950,763	0.02%
AG IMPROVEMENTS	285,964,795	2.52%	AGRICULTURAL	6,086,423	0.04%	30.00%	6,086,423	0.04%
AG LAND	1,373,221,632	12.09%	TOTAL URBAN REAL ESTATE	6,804,041,545	47.93%		6,237,463,839	44.06%
TOTAL RURAL REAL ESTATE	2,153,917,785	18.97%	RURAL REAL ESTATE					
TANGIBLE PERSONAL PROPERTY			RESID MULTI-FAM	587,832	0.00%	14.00%	685,804	0.00%
GAS AND OIL	1,132,435,207	9.97%	RESID "SINGLE-FAM"	783,357,217	5.52%	11.50%	750,717,333	5.30%
BUSINESS MACHINERY & EQUIP	873,729,421	7.69%	MOBILE HOME PARKS	1,785,952	0.01%	11.50%	1,711,537	0.01%
ALL OTHER PERSONAL	322,915,490	2.84%	VACANT LOTS	21,729,961	0.15%	12.00%	21,729,961	0.15%
			FRATERNAL BENEFIT	813,534	0.01%	15.00%	406,767	0.00%
			COMM'L & INDUS	325,769,974	2.30%	25.00%	271,474,978	1.92%
			AG IMPROVEMENTS	142,344,269	1.00%	25.00%	118,620,224	0.84%
			AGRICULTURAL	1,416,202,028	9.98%	30.00%	1,416,202,028	10.00%
			TOTAL RURAL REAL ESTATE	2,692,590,767	18.97%		2,581,548,633	18.24%
			URBAN TANGIBLE PERSONAL					
			GAS AND OIL	3,354,180	0.02%	30.00%	3,354,180	0.02%
			BUS MACH & EQ	540,554,964	3.81%	30.00%	810,832,446	5.73%
			ALL OTHER PERSONAL	60,626,519	0.43%	30.00%	60,626,519	0.43%
			MOBILE HOMES	31,304,145	0.22%	11.50%	29,999,806	0.21%
			MOTOR VEHICLES	49,943,291	0.35%	30.00%	49,943,291	0.35%
			TOTAL URBAN PERSONAL	685,783,099	4.83%		954,756,242	6.74%
			RURAL TANGIBLE PERSONAL					
			GAS AND OIL	1,363,463,016	9.61%	30.00%	1,363,463,016	9.63%
			BUS MACH & EQ	217,701,586	1.53%	30.00%	326,552,379	2.31%
			ALL OTHER PERSONAL	40,925,565	0.29%	30.00%	40,925,565	0.29%
			MOBILE HOMES	17,284,849	0.12%	11.50%	16,564,647	0.12%
			MOTOR VEHICLES	66,767,651	0.47%	30.00%	66,767,651	0.47%
			TOTAL RURAL PERSONAL	1,706,142,667	12.02%		1,814,273,258	12.82%
			EXEMPT PROPERTY					
			MERCHANTS' INVENTORY	0	0.00%	0.00%	0	0.00%
			MANUFACTURERS' INVENTORY	0	0.00%	0.00%	0	0.00%
			LIVESTOCK	0	0.00%	0.00%	0	0.00%
			MOTOR VEH DEALERS INV	0	0.00%	0.00%	0	0.00%
			FARM MACHINERY	0	0.00%	0.00%	0	0.00%
			TOTAL EXEMPT PERSONAL	0	0.00%		0	0.00%
			TOTAL PERSONAL	2,391,925,766	16.85%		2,769,029,500	19.56%
			PUBLIC SERVICE CORP	2,185,794,977	15.40%	33.00%	2,404,374,475 n	16.99%
			UTILITY INVENTORY (a)	0	0.00%	33.00%	43,327,429	0.31%
			RAILROADS (a)	120,091,670	0.85%	25.00%	120,091,670	0.85%
			TOTAL STATE-ASSESSED (a)	2,305,886,647	16.24%		2,567,793,574	18.14%
TOTAL STATE ASSESSED	2,333,823,827	20.55%	TOTAL ASSESSED VALUATION (a)	14,194,444,725	100.00%		14,155,835,545	100.00%

TOTAL ASSESSED VALUATION 11,356,614,034 100.00% TOTAL ASSESSED VALUATION (a) 14,194,444,725 100.00% 14,155,835,545 100.00%

a) Adjusted to reflect utility inventories and railroad settlement. n) No adjustment made for hydroelectric dam @ 25 pct.

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