



H.B. 165

125th General Assembly
(As Introduced)

Reps. Distel, Cirelli, Allen, Harwood, Carano

BILL SUMMARY

- Requires the county auditor to publish a specified newspaper notice before real estate appraisals are performed.
- Requires competitive bidding of contracts over \$15,000 for the professional services of appraisers used by the county auditor for real estate appraisals.

CONTENT AND OPERATION

County auditor as real estate appraiser

The county auditor is appointed by state law to be the assessor for the Tax Commissioner of all real property within the auditor's county, except for railroad property. The Tax Commissioner provides the rules and methods applicable to these appraisals. (Sec. 5713.01(A) and (B).)

To make an assessment, the auditor must view and appraise the real estate (or have it viewed and appraised) at its "true value." In making the appraisal, the auditor is authorized to enter each structure on the real estate to determine by actual view what improvements have been made in or additions made to the structure since the last valuation. The appraisal must occur at least once in each six-year period. The taxable values derived from an appraisal must be placed on the auditor's tax list and the county treasurer's duplicate for the appropriate tax year. (Sec. 5713.01(B).)

The auditor must revalue and assess at any time all or any part of the real estate in the county where the auditor finds that the true or taxable values have changed or when a conservation easement is created (sec. 5713.01(B)).

Notice of appraisals

Existing law

When the county auditor determines to reappraise all the real estate in the county, current law requires the county auditor to advertise the completion of the reappraisal at least once a week, for three consecutive weeks preceding the issuance of the tax bills, in a newspaper of general circulation in the county. And, when the auditor changes the true or taxable value of any individual parcels of real estate, the auditor must notify the owner of the real estate, or the person whose name is on the tax duplicate, by mail or in person, at least 30 days before the issuance of the tax bills. (Sec. 5713.01(C).)

Changes made by the bill

The bill adds a notice requirement *before* the county auditor (or someone acting for the auditor) views and appraises real estate. The auditor must publish notice in a newspaper of general circulation in the county at least once a week for the two weeks before that viewing and appraisal begins. This notice is required to inform the public that the auditor will be evaluating property, to briefly explain the procedure involved, and to provide a schedule showing when each parcel will be viewed and appraised. (Sec. 5713.01(B).)

Contracts for appraisers

Existing law

Currently, the county auditor is authorized to appoint and employ persons necessary to the performance of the auditor's duties as assessor, with the approval of the Tax Commissioner. The employees' compensation generally is fixed by the board of county commissioners. Alternatively, with the approval of the Tax Commissioner, the auditor may enter into a contract with an individual, partnership, firm, company, or corporation to do all or any part of the assessment work. All contracts over \$15,000 related to the auditor's duties as assessor, *except for* such contracts for the professional services of an appraiser, have to be competitively bid. (Secs. 307.86 and 5713.01(E) and (F).)

Changes made by the bill

The bill requires that these service contracts for appraisers also be bid under the County Bidding Law. That means, if such a contract is in excess of \$15,000, it must be competitively bid. The bill also requires the payment of any contract for appraisers' professional services from the Real Estate Assessment Fund. (Secs. 307.86 and 5713.01(F).)

HISTORY

ACTION	DATE	JOURNAL ENTRY
Introduced	04-15-03	p. 432

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