

State of Arkansas
94th General Assembly
Regular Session, 2023

A Bill

SENATE BILL 198

By: Senator J. Dismang
By: Representative Eaves

For An Act To Be Entitled

AN ACT TO AMEND THE LAW REGARDING COUNTY PROPERTY REAPPRAISAL; TO AMEND THE FREQUENCY AT WHICH EACH COUNTY IS REQUIRED TO APPRAISE ALL REAL ESTATE AT ITS FULL FAIR MARKET VALUE; AND FOR OTHER PURPOSES.

Subtitle

TO AMEND THE FREQUENCY AT WHICH EACH COUNTY IS REQUIRED TO APPRAISE ALL REAL ESTATE AT ITS FULL FAIR MARKET VALUE.

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

SECTION 1. DO NOT CODIFY. Legislative intent.

It is the intent of the General Assembly to avoid having an unpredictable reappraisal cycle that confuses taxpayers and presents challenges for budgeting by having a substantially equal number of counties in a reappraisal cycle every year and by having uniformity and consistency across the state in the duration of reappraisal cycles.

SECTION 2. Arkansas Code § 26-26-1902 is amended to read as follows:
26-26-1902. Reappraisal.

(a) Except as provided in subsection (b) of this section, 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 one (1) time every three (3)~~ every four (4) years.

~~(b)(1) Except as provided in subdivision (b)(2) of this section, any~~



~~county that has completed a reappraisal under subsection (a) of this section or completed a reappraisal between the years 2002 through 2004 shall not be required to commence or complete an additional reappraisal under the three-year cycle but shall be required to appraise all real property normally assessed by the county assessor at its full and fair market value at a minimum of one (1) time every five (5) years from the previous assessment. In order to reach a substantially equal number of counties undergoing reappraisal each year, the Director of the Assessment Coordination Division may grant an exception to the requirements under subdivision (a) of this section to allow a county to temporarily remain on a reappraisal cycle of three (3) or five (5) years.~~

~~(2)(A) If, as a result of a three-year reappraisal cycle, the new market value real estate assessment is greater than fifteen percent (15%) from the market value real estate assessment in the county in the year preceding the beginning of the reappraisal cycle, the county shall be required to complete its next reappraisal at a minimum of one (1) time every three (3) years from the previous assessment until the new market value real estate assessment is less than fifteen percent (15%) from the market value real estate assessment in the year preceding the beginning of the reappraisal cycle, at which point the county shall be placed into a five-year reappraisal cycle.~~

~~(B) If a county in a five-year reappraisal cycle has a new market value real estate assessment that is twenty five percent (25%) greater than the market value real estate assessment in the county in the year preceding the beginning of the reappraisal cycle, the county shall be required to complete its next reappraisal at a minimum of one (1) time every three (3) years from the previous assessment until the new market value real estate assessment is less than fifteen percent (15%) from the market value real estate assessment in the year preceding the beginning of the reappraisal cycle, at which point the county shall be placed into a five-year reappraisal cycle.~~

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

~~(3)(A) At the time that a county submits its market value real estate assessments to the Assessment Coordination Division, the county may~~

~~appeal its new or continued placement into a three year reappraisal cycle if the increased market value real estate assessment is a result of a single property improvement.~~

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

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

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

~~(5) This section does not affect the requirement that producing mineral interests be reappraised annually under § 26-26-1308.~~

~~(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 that is completed in 1999 or later to the assessed value of the parcel for the previous year.~~

~~(2) In the first countywide reappraisal performed after January 1, 2001, by counties subject to Arkansas Constitution, Amendment 79, § 2:~~

~~(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; and~~

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

SECTION 3. DO NOT CODIFY. TEMPORARY LANGUAGE.

A county shall begin the reappraisal cycle under subsection (a) or subsection (b) of Section 2 of this act the day after the county completes its most recent county-wide reappraisal after the effective date of this act.

APPROVED: 2/24/23