



## Revenue and Transportation Interim Committee

### 61st Montana Legislature

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#### COMMITTEE STAFF

JEFF MARTIN, Research Analyst  
LEE HEIMAN, Staff Attorney  
FONG HOM, Secretary

### DRAFT AGENDA

### RESIDENTIAL AND COMMERCIAL PROPERTY REAPPRAISAL SUBCOMMITTEE

August 2, 2010, 8 a.m., Room 137, State Capitol

Agenda times are approximate. Some items may take more or less time than is indicated.  
Public comment follows each agenda item.

- 8:00 1. Call to order -- roll call -- approval of minutes from April 29 meeting -- **Rep. Dick Barrett, Chair**
- 8:10 2. Status of AB 26 review and tax appeals, potential property tax revenue implications -- **Department of Revenue**
- 8:30 3. Declining post-appraisal residential property values -- Flathead and Missoula counties
- Valuation trends -- **Jim Kelley**, Appraiser, Flathead Valley
  - Outline of proposed bill draft -- rate change for lost value and adoption of new value upon successful appeal -- **Sen. Bruce Tutvedt**
  - Public comment
- 10:15 4. Disclosure of residential property sales prices
- **Darwin Ernst**, Appraiser, Hamilton Montana
  - **Department of Revenue**
  - Public comment
- 10:45 5. Commercial property valuation -- criteria and choices for particular methods.
- When does the Department use the cost approach and when does it use the income approach
  - Would increasing the number of variables for property valuation help in valuation?
  - Areas of influence for income for commercial appraisal
  - Capitalization rates for rural commercial appraisal
  - Public comment
- 11:30 6. Public comment on other matters under subcommittee jurisdiction
- 11:45 7. Other business -- member topics -- schedule next meeting, if necessary -- agenda items -- instructions to staff
- 12:00 8. Adjourn

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