



Revenue and Transportation Interim Committee
61st Montana Legislature

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

REVISED AGENDA
RESIDENTIAL AND COMMERCIAL PROPERTY REAPPRAISAL SUBCOMMITTEE
February 18, 2010, 8 a.m., Room 102, 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 -- **Rep. Dick Barrett, Chair**
- 8:05 2. Subcommittee members' goals and objectives for reviewing the reappraisal of residential and commercial property
- 8:15 3. Quality of reappraisal of commercial property -- **Alan Peura, Deputy Director, and Larson Silbaugh, Tax Policy Analyst, Department of Revenue; Rich Almy, Property Taxation Consultant, Almy, Gloudemans, Jacobs, & Denne**
- 9:00 4. Overview of the methods used to value commercial property and factors affecting the methods used -- **Ross Halverson, Commercial Appraiser, and CA Daw, Chief Legal Counsel, Department of Revenue**
- a. capitalization-of-net-income method and determination of capitalization rates
 - b. construction cost method
 - c. comparable sales method
 - d. process used to estimate commercial reappraisal values during legislative session and factors that contributed to different values after the session -- **Alan Peura, Department of Revenue**
- 10:30 5. Alternatives for allowing residential property taxpayers to defer property tax payments -- **Lee Heiman, Subcommittee Staff Attorney**
- 10:45 6. Effects on local taxing jurisdictions
- a. status of AB 26 review and tax appeals, potential property tax revenue implications -- **Cynthia Monteau Moore, Acting Property Assessment Division Administrator; Scott Williams, PAD Region 1 Manager; and Alan Peura, Department of Revenue**

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- b. feasibility of recertifying taxable values and revising mill levies -- **Lee**

Heiman, Subcommittee Staff Attorney

- c. property tax and mill levy implications of 15-10-420, MCA, related to revised taxable values -- **Lee Heiman**

11:45 7. Schedule next meeting -- agenda items -- instructions to staff

12:00 8. Adjourn

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