

BILL ANALYSIS

Senate Research Center
76R8918 GJH-F

S.B. 1641
By: Nixon
Intergovernmental Relations
3/30/1999
As Filed

DIGEST

Currently, under Texas law, a property owner may be precluded from arguing to the appraisal review board that the chief appraiser used the wrong method of appraisal, because the statute currently allows the chief appraiser to use the method the chief appraiser considers the most appropriate method. Also, if the market value method is used, under current law, the chief appraiser shall use comparable sales data if possible, even though comparable sales data is required when using the market data comparison method of appraisal. This bill would revise regulations governing certain methods of appraising property for ad valorem purposes.

PURPOSE

As proposed, S.B. 1641 revises regulations governing certain methods of appraising property for ad valorem purposes.

RULEMAKING AUTHORITY

This bill does not grant any additional rulemaking authority to a state officer, institution, or agency.

SECTION BY SECTION ANALYSIS

SECTION 1. Amends Section 23.0101, Tax Code, to require a chief appraiser to use the most appropriate method of appraisal when determining the market value of property, rather than the method the appraiser considers most appropriate.

SECTION 2. Amends Section 23.013, Tax Code, to delete text requiring the chief appraiser to use comparable sales data if possible, if the chief appraiser uses the market value method of appraisal.

SECTION 3. Effective date: January 1, 2000.
Makes application of this Act prospective.

SECTION 4. Emergency clause.