

## Proposed Amendment

### 3.72.020 Full and true value.

The assessor shall assess property at its full and true value as of January 1st of the assessment year. The full and true value is the estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with prevailing general price levels, **anything to the contrary notwithstanding. An appeal pursuant to this section must be treated as a single-property appraisal. A property market sale or single-property appraisal shall be the preferred method of valuation.**

#### Notes:

The International Association of Assessing Officers (IAAO) in its publication Assessment Administration on page 229 states, **“In an appeal, a complete defense does take on some elements of a single-property appraisal. Computer-assisted mass appraisal for all its strengths tends to retreat into the background during a protest. A protest, by nature of its focus on an individual property, often requires the skill of individual property appraisal.”**

Also See **RESTORING PUBLIC TRUST** by Brenda Josephson and Greg Adler. Specifically see Page 4 “Full and True Value”

The current system in Haines uses a **replacement cost approach** which is **calculated using new building materials, current building codes and standards, and professional labor** to replace any structure. The age, condition, functional obsolescence of the structure is not considered. This method is appropriate for the insurance industry, but significantly inflates the value of property in excess of value the property would bring on the open market. It also is a regressive taxation scheme that impacts low to middle income properties. It affects not just property owners but passes excessive property taxes on to renters and people leasing property.

Consider adding other language regarding professional appraisals and/or professional real estate broker/agent valuations.