



POLK COUNTY

POLK COUNTY COURTHOUSE ★ OFFICE: 503-623-8391 ★ FAX: 503-831-3015
DALLAS, OREGON 97338-3180

ASSESSOR'S OFFICE
DOUGLAS SCHMIDT
Assessor

April 11, 2017
Senate Committee on Finance and Revenue
SB 535

Chair Hass, members of the committee, thank you for allowing me to provide this testimony today. My name is Douglas Schmidt and I am the Polk County Assessor, testifying today on behalf of the Oregon State Association of County Assessors (OSACA). At this time, OCACA is **Opposed** to SB 535.

While the intent of this bill may be valid, in trying to reduce costs and to set a minimal value, Assessors do not believe the values we have determined for a properties Real Market Value should be used as a basis for “just compensation” in a Condemnation proceeding for the following reasons:

- Real Market Value for Ad Valorem taxation is completed using Mass Appraisal principles and practices, affecting large numbers of property with a single adjustment.
- Our Real Market Values are certified as of a specific date, January 1 of each year, which is not tied to the condemnation date. Depending on when the condemnation proceedings occur, say late December, Assessors Real Market Values could have been certified up to one year prior to the condemnation proceedings, with sales used to determine that value occurring up to one and one half years prior to the condemnation proceeding.
- Assessor's staff do not visit every property every year. Some counties visit property only once every 10 years or more. There could have been significant changes to the property, for the better or for the worse, since the property was last physically inspected.
- Assessment Real Market Value does not accurately represent a before and after condemnation and taking value using the percentage method described in Section 1. (1) page 3 line 3 of SB 535.
- If the county Real Market Value is greater than the value determined by an independent fee appraiser, county staff could be required to defend our value in court.
- Condemnation proceedings could get adversarial, placing Assessors Offices staff in the middle of a dispute we should not be involved in.

Thank you for your consideration in not moving this bill forward.