

maps, land use maps, zoning maps, records of new construction, sales records, building cost data, private appraisals, or periodic surveys of assessment ratios or by the use of any other materials or information [considered by] THAT the Director or the Department CONSIDERS to be reliable aids in determining property value. In conducting this review, it [shall] IS not [be] necessary that properties be reviewed individually and separately[; for]. FOR the purpose of conducting this review, properties may be grouped into areas, grouped according to character or use, or grouped in any other manner which the Director or the Department considers to be necessary or helpful to the efficient conduct of [said] THIS review. [The] AT ANY TIME, THE Director and the Department [shall have the power, at any time, to] MAY order and enforce a review of any properties, if [such] THE properties have not been reviewed within [one year] 3 YEARS; and [it shall be the duty of] the Director [to] SHALL order and enforce a review of any properties upon receipt of a request to do so from the final assessing authority for the county or city in which [such] THE properties are located.

(b) To maintain and enforce a continuing method of real property REVALUATION [reassessment], so that all [assessable] real property in every county and Baltimore City shall be [properly reassessed annually whenever the annual review required in subparagraph (a) hereof discloses a change in value] UNIFORMLY--ASSESSED--IN--EACH--3-YEAR REASSESSMENT-CYCLE-WHICH-SHALL--BEGIN--ON--JANUARY--1--1978 VALUED BASED ON A PHYSICAL INSPECTION ONCE IN EVERY 3 YEARS UNLESS AN EARLIER VALUATION IS REQUIRED IN ACCORDANCE WITH THE PROVISIONS OF PARAGRAPH (C) BELOW. In addition, [the Director and the Department shall have the power,] at any time, after consultation with the county commissioners in the several counties, or the [appeal tax court where such exists, or the board of municipal and zoning appeals in Baltimore City as the case may be] PROPERTY TAX ASSESSMENT APPEAL BOARD, [to] THE DIRECTOR AND THE DEPARTMENT MAY order and enforce a REVALUATION [reassessment] of any properties, if it appears, after a consideration and evaluation of the results of the [annual] TRIENNIAL [assessment] review required by [subparagraph] PARAGRAPH (a) [hereof] OF THIS SUBSECTION, that the existing [assessments] VALUATIONS upon [such] THE properties are erroneous because they are significantly greater or less than the [assessments] VALUATIONS on other similar properties possessing comparable values.

(c) [All assessable real property in every county and Baltimore City shall be physically inspected for reassessment at least once in every 3 years.] ALL ASSESSMENTS--SHALL--BE--BASED--UPON--A--3-YEAR-CYCLE--OF--PHYSICAL INSPECTION--FOR--REASSESSMENT--THE--FIRST--CYCLE--SHALL--INCLUDE THE--CALENDAR--YEARS--1978--1979--AND--1980--AND--EACH--3-YEAR PERIOD--THEREAFTER--SHALL--CONSTITUTE--A--CYCLE--ALL--ASSESSMENTS MADE--IN--ANY--3-YEAR--CYCLE--SHALL--BE--BASED--UPON--THE--SAME CRITERIA--OF--VALUE-MEASUREMENTS--THESE--CRITERIA--INCLUDE--BUT