

valuing land, system A based on income which the Department of Revenue essentially would work out and system B based on your traditional "what the market will bring" valuation method. It would maintain a very costly system of valuation of farm and ranchland. Again, when the Revenue Committee looked at retention of some market in the formula, the Revenue Committee was very mindful of the additional administrative costs that would be incurred in simply retaining some market. Now the Revenue Committee is also aware of the fact that the Department of Revenue does annual samples or surveys of the sales assessment ratio as applied to agricultural land as well as residential land. So at any given point in time we will be able to determine the departure in valuation that income values may have from sales values. We will be able to determine that, but we won't base our valuations on that. I tell you though honestly, that if Senator Warner's amendment is adopted, this bill body will have taken a step which is strongly and fiercely opposed by agriculture and ranch and livestock and feeding associations. I will also tell you that if this amendment is adopted, it would then mean that LB 271 will be saying to our urban people that farmers and ranchers have a pretty good system of land valuation because they get the lower of, they really get the lower of whatever the income valuation system produces or the market valuation. That's not the way to go. The way to go is simply to adopt the committee amendment. It's been approved by lots of people. It will work. It's a responsible system. Reject the market approach.

SENATOR BEUTLER: Senator Vickers.

SENATOR VICKERS: Mr. President, members, I rise to oppose the Warner amendment. It seems to me that because we're in a time when market values are rapidly declining it's very tempting to say we want to use the market value, but I would remind you, those of you from agricultural areas, that things always get better. I probably won't be around anymore when they get better but eventually they will get better. It's tempting right now because it is probably true that the market is dropping so fast, the value is dropping so fast that it might be the lesser than the income. I don't know how you would expect the county assessors to even be able to figure out what the value is. I don't think anybody really knows what the value is. More importantly I would suggest to you, when I look at what the committee