

SPEAKER BAACK: The amendment is adopted. We are now back to the Hall amendment as amended. Senator Coordsen, did you wish to address the Hall amendment?

SENATOR COORDSEN: Thank you, Mr. Speaker, members of the body. I don't really know as a farmer I ought to be here talking about agricultural land valuation but we will give it a stab anyway. I would have to say that quite frankly I supported the bill, 320, as originally introduced, which probably more closely reflected what people thought they were voting for last fall at the time of the passage of a constitutional amendment. However, that is not the issue before us today. I do oppose the Hall amendment. I think maybe a little refresher course on ag land valuations I understand that might be appropriated in that we run into a problem, have run into a problem the last several years when they were trying to use a pure cash sales basis method of determining the valuation of agricultural land because from time to time across the state property of a class did not always change hands in a county or did not change hands in sufficient volume to be able to establish a database. Basically, what the Department of Revenue does in determining through the cash sale basis is they take all of the sales of that class of property, throw out the two high, the two low, and those that are not arm's length transactions, i.e., estate sales, foreclosures, bankruptcies, those sorts of things, and, hopefully, what figures they have left are sales between a willing buyer and a willing seller. And this, then, they make the assumption is a reflection of what the actual cash value of that particular class of property is. Where you run into trouble with doing that is, as I indicated, not all sales of all classes of property occur in each county in a year, and so then the Department of Revenue is forced to go outside of the counties and look for sales of like property that are valid to use in trying to make a determination of what that class of value might be worth in a particular county. I think that the bill, as amended by the recent Landis amendment, certainly provides the opportunity for a better method of determining what the actual value of agricultural land is in those instances where there is not enough comparable sales to establish that value. I think the bill, in its current amended form, without the Hall amendment is, while not to my liking, certainly a workable solution and quite a lot more fair, I believe, and provide the mechanism to determine more accurately what the actual value of farmland is out there in all of the counties of the State of Nebraska. So having said that, I would oppose the