

arbitrary. And so one of the dilemmas we have, and here again, I am not going to repeat what Senator Coordsen said because I really would say I concur with everything Senator Coordsen said, but one of the problems we have is in value of ag land is that there is not that movement of land across the state, in many cases, that there is another class of property to be able to arrive at a market value, and I think having this income approach in there and using those factors that they need to value land in particular areas, especially gives them some basis. It is my understanding as we value commercial and industrial property, in many cases, the only thing left to go back to when there isn't market or sales is to go back to the income approach and use that approach in valuing certain classes of property, especially in small towns or in isolated areas even in cities. And it seems to me that this strengthens this bill in its original form because it gives a rationale for arriving at the 80 percent. And so I oppose Senator Hall's amendment on that basis, feeling that really I don't think the bill is in too bad a shape as it is.

SPEAKER BAACK: Thank you, Senator Wehrbein. The next speaker, Senator Lamb.

SENATOR LAMB: Thank you, Mr. President and members. I, too, rise to oppose the Hall amendment, and I might be a little bit repetitive here because Senator Coordsen said it all. Currently, as I understand it, the Revenue Department has no way to arrive at what they would call or anybody would call market price in some situations because there just are not enough comparable sales of similar types of land in an area. And so we would be backing off of some of the tools that the department has now in arriving at what most people call market value. And so that would place us in an impossible situation in some cases and would not be workable. So I just hope that the Hall amendment is not adopted.

SPEAKER BAACK: Thank you, Senator Lamb. The next speaker is Senator Schmit. I don't see Senator Schmit. Senator Hall, yours is the last light on, do you wish to close?

SENATOR HALL: That would be fine. Mr. Speaker, members, again, I rise to offer the amendment which is a very straightforward approach, that somehow when it is very straightforward as 80 percent of market is extremely complicated. When it is tied in with a formula that talks about income, talks about