

endorsed by the court too heavily, you'll be able to drop a whole lot of your property down to the single lowest valued piece of property in the county and all that will do is to exacerbate distortion. What this amendment does, and by the way, it is recommended to us by the Department of Revenue, is to tell the court, to tell the county and to tell the State Board of Equalization that the appropriate remedy, should you have a piece of overvalued property, is to move that property to the aggregate percentage of valuation for that county, the average number of the county, not the most undervalued piece of property in the county. In that way changes will move people to the center, not to the flip side of the extremes. You won't substitute a commercial piece of property at one extreme of overvaluation and drop it to another extreme at the other end of undervaluation. You'll drop it to the norm where most of the property in the county is. This is called the prevailing level of assessment. It was heard before the Revenue Committee and it was reported out unanimously by the committee. I offer it now as an amendment to LB 361.

PRESIDENT: Thank you. Senator Wehrbein, please, followed by Senator Schmit.

SENATOR WEHRBEIN: Yes, Mr. Speaker, members, Senator Landis, I'd like to ask you a little more about this and it would be a question, maybe you covered it and maybe I missed it. How would you define the aggregate level again, and if so, could you give a figure analysis?

SENATOR LANDIS: Sure. The easiest way would be to figure like this. Let's say you had two classes of property and your county had half of one and half of the other. Let's say you had 50 percent of your property commercial and 50 percent of your property residential, no ag land. Let's say that the half that was commercial was valued at 100 percent of value. Let's say all of the residential was at 50 percent of value. The aggregate prevailing level of assessment in that county would be 75 percent because that is the average. Now if you were up at 100 percent of valuation and you want to drop it down, the appropriate number to drop it to is 75, not to 50. Now that is simplified. What we really have is we have we have six or seven different types of land and you could have five of them all at 90 percent, but if that one little sliver of land, one of that unimproved residential happens to be at...all the rest are at 90 percent, but this one is at 50 percent, all of the land that