

it's done at a state level, because at the county level, unless there's some guidance, you're going to have 93 different determinations of what the risk may be, thus leading to statewide unequalization, or unequal application of the law, and so it might be unconstitutional as applied rather than as written.

SENATOR HALL: Although we're moving closer and closer to, I think, standardization in terms of the assessment practices at the county level, we're not there yet. And the Revenue Committee studied, with an assessment commission, the whole issue of professionalizing and bringing those assessment practices up to par. That was my comment to Senator Beutler on his appraisers bill earlier last week. This provision is locked in at the state level. I mean, it is locked in in statute, in this proposal,...

SPEAKER BAACK: One minute.

SENATOR HALL: ...it would be looked at, at the Department of Revenue level. It would not be something that would be allowed for on a county-by-county basis. And this, again, was an issue that was discussed thoroughly because of the discrepancy in practices from 1 to 93 counties.

SENATOR KRISTENSEN: This risk factor then becomes the mechanism of the Revenue Department to get at the bottom line, or the target of where we believe ag land valuation should be at. In other words, this is really the controlling factor. The other one is about a market driven capitalization rate, that's going to be more of a factual thing based on actual numbers, based on data collected.

SENATOR HALL: Comparable sales.

SENATOR KRISTENSEN: That's right.

SENATOR HALL: Correct.

SENATOR KRISTENSEN: But it's the risk factor that is the intangible, that is the governor of this, is the triggering mechanism.

SENATOR HALL: It's the level...it's the level that you use to make...to bring everybody even.