

increased in value. So that is remaining constant for the last nine years. And I see that our ag land valuation has gone up approximately 70 percent during that time. And I'll be glad to show these actual figures to any senator that wants to review them. These are the actual sales, the value of the ag land, and the improvements or the unimproved and the commercial. And I will guarantee you that I don't care what kind of property you're talking about, whether it's unimproved ag, whatever it is, residential property, you will find those sales almost to the same degree of percentage and all over the board. And what I'm telling you is the improved ag land, I have Hall County in front of me, I could pick up Clay County, or Valley, or other counties, we're not seeing that big discrepancy that you think you are, or that the actual sales are over and above 50 percent over and above the assessed value,...

SPEAKER BAACK: One minute.

SENATOR NELSON: ...and I'll share those with anyone that wants to. So I'm having real problems to say that it will be valued at 80 percent, because we don't know what 80 percent of the market value is. I prefer much, much more to consider, just like you sell the small gas station, you sell it for its location, and you sell it for its potential of income. And I don't see where that we...I know in all sincere, Senator Hall, just to say 80 percent, I don't see how that we can arrive at that figure and do it intelligently, or to make a justified decision and be fair to our residential and our commercial...to be fair to everyone. I don't see how we could do it at this point. And I have these actual figures in front of me.

SPEAKER BAACK: Thank you, Senator Nelson. Senator Hefner, you're next.

SENATOR HEFNER: Mr. President and members of the body, this is a complex issue we're talking about, and I realize that we're on the Hall amendment now, which is 80 percent of market value, or real value. But I believe that I would rather go with the committee amendment instead of the Hall amendment, and I'll tell you why. We worked on this long and hard in the Revenue Committee. We had, I believe, three bills introduced, one was LB 320, which we're on now, which was on earning capacity; one, Senator Hall's bill, that was 80 percent of market value; and then another bill, I believe, at 75 percent of market value. And I don't know which figure would be the best one to use, if