

we want to set it at a percentage of market value. This goes back a long time. I believe the first time that we had a constitutional amendment was in '84, that we could value agriculture land differently from other property. And so after the people, after the voters of the state passed that constitutional amendment, then we started trying to figure out how we would implement this. And this was a very complicated formula, too. And I remembered that we spent a lot of time trying to figure out a realistic cap rate and all, and what crops to use, and what crops not to use in Nebraska, and we divided the state into different sections to try to pinpoint this as closely as we could. Well, so then the Legislature passed that. We put it on earning capacity, the county assessors got busy and put that new value on the book. Then there was a challenge in the State Supreme Court. The State Supreme Court said it was unconstitutional, and so then we went back to market value. And I know that these county assessors out there did a lot of work, because it seems like we were going back and forth, and back and forth. Well, then last year the people passed another constitutional amendment saying that we could value agriculture land differently than we value other property. And there's a lot of states, I think there's quite a great majority of the states in the Union that value agriculture land differently than other property. And I'm for that, because I think that we need to do this. Agriculture is our number one industry in Nebraska, and I think it's just proper that we value agriculture land differently than other property. Now Senator Hall's amendment says we'll value that at 80 percent of market value. And I'm not saying that that's the correct percentage. But, anyway, setting valuations on these properties is not an exact science, it takes a lot of work. I think Senator Landis said one of the properties now that's highly overvalued is commercial property in these small towns. And the reason for that is because if you have commercial property in these small towns, it's hard to sell it. And whenever you don't have a sale of property it's hard to set that market value. Certainly, they can measure the square footage, and they can see how the improvements are...

SPEAKER BAACK: One minute.

SENATOR HEFNER: ...on that, and all of that. But it's still very hard to set the value of that property. And it's very hard to set the value in agriculture land. My goodness, we have a lot of different soil types. We use this particular land for