

April 9, 1996

LB 1039

pay it once the property is sold. What would happen, for example, and this is the only question I had, if the property was on the books and valued farmland for, say, \$500 an acre and in fact they came around and offered \$700 an acre? The taxes paid would be the difference between that \$700 and what?

SENATOR WARNER: Now the way the greenbelt works, Senator Lynch, is that the county assessor places two values on property, one value is presumed market value for nonagricultural purpose and the other value is its agricultural value and then it pays taxes while it's being used and is qualified. The property pays its property tax based upon that ag land value. But if the property is sold, regardless of what it might sell for, you then pay the back taxes based on what the assessor had that same ground valued at market value rather than its agricultural value. And that difference could be more or less than...

SENATOR LYNCH: Oh, okay.

SENATOR WARNER: ...what the property sold for, just like any other property.

SENATOR LYNCH: Yeah.

SENATOR WARNER: But you would pay the back taxes going back...

SENATOR LYNCH: For five years or...

SENATOR WARNER: Well, at least four years or five years depending what time of year.

SENATOR LYNCH: But the ag land value is 80 percent of real value or...

SENATOR WARNER: No, ag land...

SENATOR LYNCH: ...is ag land valued at something different?

SENATOR WARNER: Yes, no. The ag land would be 30 percent of agricultural value.

SENATOR LYNCH: Okay. So the difference...

SENATOR WARNER: And then the other value is the value for