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LB 36

particularly...the response I think is a good one here is to say, look, we're concerned about this, but realize that the TERC is a process, it's similar to a court proceeding, and that if we're going to change the law and the process because of a decision that probably is correct...technically, it is correct...then you need to look at...and how that process and what other things made that ruling occur. And I think that you'll find that's internal in Douglas County, and that you're going to have a lot of people here who won't say it, but are saying, well, it's about time that some of these changes happen. Now, is that hard? Is that...? That is not an easy thing to accept, but it is the practicalities of what occurs here.

PRESIDENT MAURSTAD: Time. Senator Kristensen. Further discussion? Senator Kiel.

SENATOR KIEL: Thank you, Mr. President, colleagues. We might quibble over the term, but I think I would disagree respectfully with Senator Kristensen on the action being technically correct, because I believe TERC has the ability to raise valuations, but they don't have to raise valuations. They may do this, but they could also give the assessor, Roger Morrissey, some time to put his new practices into effect. And that's a little bit of what's bothersome about this whole thing. Now, I also understand that this business is not done, because the last meeting of TERC was continued until May 12. So there will be another meeting where, apparently, the final decision will be made on this. And I again want to establish a little bit of a record as to why I happen to think and some other senators happen to think that the action is not necessarily one that they should take. Again, homeowner valuations do not lag commercial valuations. It's the other way around. And I have a great amount of difficulty with TERC deciding to raise the home valuations and not doing anything about commercial valuations. There was a story in the World-Herald last year that talked about the fact that, kind of in round figures, commercial valuations lagged home valuations by \$600 million. Six hundred million dollars. Now, that is a tremendous gap between home valuations and commercial valuations. Now, we know that if commercial valuations were where they would...or, should have been, the total property valuation would have grown by that amount of money, creating a tax base that much bigger, and tax