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everyone in the body to vote green on the amendment. Thank you.

SENATOR COORDSEN PRESIDING

SENATOR COORDSEN: Thank you, Senator Quandahl. Senator Wickersham on the Quandahl amendment.

SENATOR WICKERSHAM: Thank you, Mr. President. Let me suggest that if you do vote green on this amendment, you will indeed be green. But you'll be green with a kind of guilt, because you would have allowed the tail to wag the dog, and that isn't, I think, what we want to do. What Senator Quandahl is seeking to amend is a section that when...it states that when a county, essentially, is in such disarray in its assessment practices, that as one of the last resorts...and incidentally, there's another last resort, the county assessor can be removed, but as one of the last resorts of the commission, that they actually order a reappraisal of property in a county to straighten it out, that before they could order that reappraisal in a county where there may be a very significant problem, they have to make a finding that absolutely everything else in the state is fine. Well, I would submit to you that that encourages a problematic county to go out and find another problematic county, and between the two of them, they could attempt to disrupt the equalization efforts all across the state. I doubt that that is really what we want to do. And I'm not aware that the TERC believes that it...in order to...again, I will assert that ordering a reappraisal in a county is a last resort, and really has nothing to do with what has occurred in Douglas County most recently. What they have ordered, rather than a reappraisal, as I understand it, is simply an adjustment in values. If Douglas County would conduct a reappraisal of the property in its county, then very likely it would be unnecessary for TERC to order an across-the-board adjustment in any class or subclass of property within that county, because there would be an established basis for valuations within that county. I don't believe that, in fact, we should support Senator Quandahl's amendment. I think it would create significant issues for TERC to have to address. And again, I will say that I think it would wind up as the tail...or the bad actor, actually...wagging the dog.