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LB 1124

SENATOR BROMM: Okay. Thank you.

SENATOR COORDSEN: Is that...is that all right? Anyway...

PRESIDENT MAURSTAD: Your light is on next, Senator.

SENATOR COORDSEN: ...one of the...one of the major problems with using the approach that I originally started out one which is...with is...with the one that you have used and, I might add, is typical of almost all of the states that...that are in the handout. If you went to their statutes, you would find some pretty arbitrary and hard-line standards that set out how everything is to be done in statute and in regulation. But the reason that I, and with the assistance of the Revenue Committee, chose this approach over the other is that if we have a case of the previous section of the constitution that provides uniform...the Legislature may enact valuation systems different from whatever, is that...that we have not provided good direction for the local county assessors to separate out sales that are partially agriculturally or more be...or may more well may be wholly agricultural, but were bought for a different purpose--either reinvestment or a future home site or hunting preserve or whatever that might have been. Our, quote, unquote, greenbelt statute...statutes provide that the assessor may make an analysis of each sale to make a determination whether or not agriculture is a primary use of that particular piece of property and with that basis is why we went in the way we did. The current fine line or bright line is if a sale is, of agricultural property I'm speaking to now, is 200 percent or less of the currently assessed value then it's included in the market basket to figure the valuation for all of the rest of the real estate of like classification and use in the county. By going this method, I believe there's a much greater availability of the assessor to analyze sales and make a determination of whether or not they're being used primarily for agriculture and to separate out those sales, which means that they would not affect the valuation of the rest of the county but would in fact be valued at a figure closer to their new use and at 100 percent of the value.

SENATOR BROMM: Thank you, Senator Coordsen. And I...you correct me on your time if I'm wrong, but it strikes me that