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use a market approach and trying to guess what it would be...what farmland would be worth, and in many areas we're not finding comparable sales within any reasonable distance, so they're making assumptions. There's one or more other counties that, in fact, are using the actual value that the agricultural property in their county has for the purposes of growing food. So we really haven't changed the policy. It's still an option. The intent of the committee amendment is more designed, I think, to provide a uniform method of valuation to be used by all of the counties across the state rather than an absolute mandate to use to enact zoning ordinances within a county. I don't know if that's a good answer or not. The answer to the second question lies in the future someplace. We did talk about that at great length. Many times the sales such as those that you are reference using the special land use valuations may...may or may not have been deemed to have been taken from production agriculture, put into a class of which agriculture is not the first use. I don't disagree with...with the...with the premise that the recapture maybe should occur if some sort of standard, but what we were trying to do in this bill was to create a flexible system that wasn't written in stone, that did have the ability to change over time as, in fact, times do change. Thank you, Mr. President.

PRESIDENT MAURSTAD: Thank you, Senator Coordsen. Senator Coordsen, would you like to close on the committee amendments?

SENATOR COORDSEN: Thank you, Mr. President, members of the body. This is not a bill that will...is a catch all and will end all. This bill proposes, in the committee amended form, to move us down the direction of a rational, reasonable, understandable valuation system for that land that is being used to raise food, fiber, and in some cases in Nebraska timber, surprising at that might be to...to all of us. It provides that a report will have to be made by October 1st. That's plenty of time for the Legislature, should the Legislature so desire, to encode in statute gaps that have been identified. It's plenty of time, working in cooperation with all of the information we have available, and I will tell you that a personal observation of mine that we will...probably have never been in a situation where in the agricultural counties there's not been...there has been a more accurate reflection of production and prices simply