

TRANSCRIPT PREPARED BY THE CLERK OF THE LEGISLATURE
Transcriber's Office
FLOOR DEBATE

February 3, 2005 LB 263

SENATOR LOUDEN: ...to determine the level and quality of assessment in the county, the property tax administrator. There's been added language into that there. And is this setting something up so that there will be either a statewide marketing areas, or...how is that going to affect marketing areas? I guess my concern is, are we going to have valuations from, say, oh, clear over in Rock County or Brown County, to be used in...for valuing range land over in Sioux County or something like that, that would be, oh, 250 miles away? I have concerns about, if the property tax administrator is using the entire state, or a larger area for...to find that...to figure out valuations, that we're probably getting into completely different areas and marketing areas.

SENATOR CUDABACK: Senator Louden, your time is up. Did you wish to push your light again? You may. You may continue.

SENATOR LANDIS: Senator Louden, the language that you're pointing to on that page, 16, is essentially a rewording of existing authority. It's not essentially a grant of any new authority.

SENATOR LOUDEN: Right.

SENATOR LANDIS: But I think your underlying question is this: How far can an assessor or DPAT go, or anybody go, with respect to coming up with a comparable sales matrix?

SENATOR LOUDEN: Exactly.

SENATOR LANDIS: Can you reach across from Crawford, Nebraska to Omaha sales, and willy-nilly pull out Omaha sales for Crawford, Nebraska? Let me tell you what the operative principle is. You start where the property is, and you go in a concentric circle. You go outwards from that until you have enough comparable sales, comparable sales, to be able to do an assessment. If you've got them in the county, then you stay in the county. If you've got to go to the contiguous counties, go to the contiguous counties. You go in a concentric circle as far as it takes to get genuinely comparable sales. And when you get them,