



Senate Assessment and Taxation Committee
Caryn Tyson, Chair

SCR 1603 – Neutral Testimony
Kansas County Appraisers Association

The Kansas County Appraisers Association is neutral on the proposed constitutional amendment to limit value increases to 3% per year with some exceptions. A list of some pros and cons according to KCAA regarding this measure is below.

Pros

- Will allow taxable valuations to be more consistent, especially in a volatile market
- Will likely curb the number of valuation disputes and hearings
- Will cap the amount of state property tax increases (due to the combination of capping value increases and the fixed mills levied by the state)
- Will likely make local taxing entities more accountable to taxpayers, since budget decisions cannot be based solely on the market value changes of properties

Cons

- Will create inequitable taxable values between similar/like properties (for example, two properties which are the same will be valued for taxation purposes differently if one sold recently and the other did not)
- Will cause regressivity (stagnant or declining value area properties will be valued at their current market value, while rapidly increasing value area properties will be valued at less than their current market value)
- Will possibly extend the time Tax Increment Financing and Rural Housing Incentive Districts pay off their development costs

Steve Schurle
Kansas County Appraisers Association Legislative Chair