



Senate Assessment and Taxation Committee  
Caryn Tyson, Chair

HCR 5011 – Neutral Testimony  
Kansas County Appraisers Association

The Kansas County Appraisers Association is neutral on HCR 5011. A list of pros and cons according to KCAA regarding this measure is below.

Pros

- The continuation of the appraiser determining an annual fair market value is necessary for owners as well as lenders (in certain cases) to remain informed of the current value.
- The inclusion of each annual fair market value in the average multi-year calculation for individual property taxable valuations is sound policy.
- A 2027 start date for any large-scale change to the valuation process is appropriate and necessary.

Con

- Implementation and examination of a multi-year average calculation for most parcels but not all parcels (those that have new construction, are newly created parcels, etc) may be difficult. Identifying those parcels and the implementation could cut into time and resources utilized by appraisers in the valuation cycle.
- Smoothing the curve of valuation spikes does nothing to limit/reduce overall property taxes for any local taxing entity.

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