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March 7, 2016

TO: Chairman Kleeb and Members
House Committee on Taxation

FROM: Leslie Kaufman, Pres./CEO
Kansas Cooperative Council

RE: **Written-only, Partial Support for HB 2714 — Property Taxation**

Chairman Kleeb and members of the House Committee on Taxation, thank you for the opportunity to file comments in partial support of HB 2714. The Kansas Cooperative Council (KCC) is a 72 year-old, voluntary trade association representing all types of cooperatively structured (member-owned, member-controlled businesses). Our members represent agricultural, utility, financial, risk management and service cooperatives.

Our ag co-op members in various parts of the state have, for the past couple of years in particular, been reporting significant increases in their commercial grain storage and other property tax valuations. Though these reports are anecdotal, the annual increases have been running in a broad range from roughly 10 percent on the low end to in excess of 45 percent. As such, this bill has certain provisions that could benefit our members. At this time, we are restricting our support for the provisions/concepts noted below:

- *De novo* review for appeal to the district court — we believe this change can help assure that important facts are brought to the attention of the court during an appeal.
- Requiring appraisers to use adopted PVD methodologies — if such guidance is properly adopted, we believe this provision will promote uniformity between jurisdictions leading to a more uniform and equal process across the state.
- Requiring the appraiser to provide the taxpayer with a written summary of why the valuation has increased over the preceding year and assumptions upon which the valuation is based.

Thank you for your consideration and we note again our appreciation for the opportunity to share support for these specific concepts contained within HB 2714. Please let us know if you have any questions.

Leslie Kaufman, President/CEO
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