

Approved: 1/12/94
Date

MINUTES OF THE HOUSE COMMITTEE ON TAXATION.

The meeting was called to order by Chairperson Keith Roe at 9:00 a.m. on January 11, 1994 in Room 519-S of the Capitol.

All members were present except: Representative Adkins, excused
Representative Crowell, excused
Representative Wagle, excused

Committee staff present: Tom Severn, Legislative Research Department
Chris Courtwright, Legislative Research Department
Don Hayward, Revisor of Statutes Office
Bill Edds, Revisor of Statutes Office
Lenore Olson, Committee Secretary

Conferees appearing before the committee:
Bernie Koch, Wichita Chamber of Commerce
Mary Birch, Overland Park Chamber of Commerce
Kathy Moellenberndt, Greater Topeka Chamber of Commerce; Kansas Industrial
Developers
Bob Corkins, Kansas Chamber of Commerce and Industry
Chris McKenzie, Kansas League of Municipalities
Dr. Charles Warren, President, Kansas Inc.
Alan Cobb, Kansas Association for Small Business

Others attending: See attached list

Chairperson Roe announced that Representative Wilk would be replacing Representative Allen on the Committee. The Chair opened the hearings on HB 2555, HB 2556, and HB 2557.

- HB 2555 - An act relating to property taxation; concerning authority of cities and counties in the granting of exemptions therefrom for the purposes of economic development; prescribing procedures and requirements relating thereto;
- HB 2556 - An act relating to certain economic development tax incentives; providing for the preparation and dissemination of an annual report evaluating the cost effectiveness thereof;
- HB 2557 - An act creating a uniform cost-benefit analysis model for property tax exemptions.

Bernie Koch, Wichita Area Chamber of Commerce, testified that they oppose State Board of Tax Appeals approval of abatements, which is contained in HB 2555. Mr. Koch said that the Chamber supports HB 2556 but has concerns about HB 2557 and its requirement for a uniform cost-benefit model. Mr. Koch reviewed information on the Sedgwick County property tax base (Attachment 1).

Mary Birch, Overland Park Chamber of Commerce, testified on HB 2555, HB 2556 and HB 2557. She said that the Chamber supports the inclusion of a working definition for export office services. The Chamber opposes the proposal to do away with abatements for existing buildings and is concerned with efforts by the state to design "one size fits all" solutions (Attachment 2).

CONTINUATION SHEET

MINUTES OF THE HOUSE COMMITTEE ON TAXATION, Room 519-S Statehouse, at 9:00 a.m. on January 11, 1994.

Kathy Moellenberndt, Greater Topeka Chamber of Commerce and Kansas Industrial Developers Association, testified on HB 2555 and HB 2557. She said that they are opposed to restricting IRB tax abatements to only manufacturing, warehousing, and research and development (Attachment 3).

Bob Corkins, Kansas Chamber of Commerce and Industry, testified on HB 2555. He said that they have some area of agreement but two provisions of the bill are clearly unnecessary and disadvantageous to economic development: expanded BOTTA review and a narrowed scope for IRB exemptions (Attachment 4).

Chris McKenzie, League of Kansas Municipalities, said that he opposes most of the provision of HB 2555; that most of the policy initiatives it contains are ill-advised and would prove harmful to the economic growth of the state and its cities (Attachment 5). Mr. McKenzie said that the League partially supports HB 2557. Their major concern with this bill as written is the sentence which appears in lines 16-18, requiring the use of the model (Attachment 6).

Dr. Charles Warren, President, Kansas Inc., said that Kansas Inc. and the Action Planning Committee oppose several provision of HB 2555, including restricting the use of IRB abatements to manufacturing, research and development, or warehousing (Attachment 7). Dr. Warren said that Kansas Inc. supports HB 2556 with added language in the opening paragraph of new section 1: *upon specific written request by the President of Kansas Inc.*, "the secretary of revenue shall provide data..." (Attachment 8). Dr. Warren testified that Kansas Inc. recommends that HB 2557 be enacted to provide state funding for the development of a cost-benefit methodology or model for use by local governments to analyze local property tax abatements (Attachment 9).

Alan Cobb, Kansas Association for Small Business, testified that they have one concern regarding HB 2555 - specifically, the requirement of a positive cost/benefit analysis before a Constitutional tax abatement can be granted. He said that to base a decision whether to grant an abatement solely on the outcome of one economic model forces the local official to take a myopic view when considering economic development projects (Attachment 10).

Chairperson Roe concluded the hearings on HB 2555, HB 2556 and HB 2557.

Staff distributed copies of:

1994 carryover bill list for the House Taxation Committee (Attachment 11);

Committee report for June and September 1993 meetings (Attachment 12);

Information prepared by staff on property tax data (Attachment 13).

The meeting adjourned at 10:35 a.m.

The next meeting is scheduled for January 12, 1994.

HOUSE TAXATION COMMITTEE

DATE 1/11/94

NAME

ADDRESS

REPRESENTING

HAROLD C. PITTS	Topeka	AARP-CCTF
Jim McBride	Topeka	CGS & Co.
Mark Truell	Topeka	AP
Chris McKinn	"	League of KS Municip.
Donna Smith	Topeka	KS Assoc of Counties
Errol Jensen	"	HBA of KC
Alan Steppert	Topeka	Pete McBill & Assoc.
BILL JARRELL	WICHITA	BOEING
Jack Graves	"	Panhandle East
Jeff Bottenberg	Lawrence	Bottenberg & Assoc.
Tom Whitaker	TOPEKA	KS Motor Carriers Assn
Art Brown	Topeka	KS Lumber Dealers
Joe Lieber	Topeka	KS Co-op Council
Christy Young	Topeka	Topeka Chamber of Commerce
Kathy Mallaband	Topeka	Topeka Chamber of Commerce
Mark Fallman	Topeka	KASB
Ken Baker	"	Beech Aircraft
Tom Gano	"	Allen & Associates
Richard Prodewald	Lawrence	TAXPAYERS
Mary Birch	Overland Park	O.P. Chamber of Commerce
Gena McFarland	Overland Park	O.P. Chamber
John Peterson	Topeka	Beech Aircraft
Jim Greag	Wichita	Beech Aircraft

DATE _____

REPRESENTING

[illegible]

TESTIMONY ON HOUSE BILLS 2555, 2556, AND 2557

BY

BERNIE KOCH

WICHITA AREA CHAMBER OF COMMERCE

HOUSE TAXATION COMMITTEE

JANUARY 11, 1994

Mr. Chairman, members of the committee, I'm Bernie Koch with The Wichita Area Chamber of Commerce. I appreciate the opportunity to appear before you once again on the subject of tax abatements and to comment on the bills before you. This makes the fifth year in a row I've spoken to legislative committees on this subject.

The ability to delay payment of property taxes for up to ten years has been an important economic development tool for our region of the state, primarily for our strong manufacturing sector. However, tax abatements have also been used successfully to expand regional and national headquarters and to grow non-manufacturing businesses which have also contributed to job growth and retention.

The bulk of abated property in Wichita and Sedgwick county has been machinery and equipment. Encouraging investment in this technology makes our companies more productive, and thus more competitive in world-wide markets.

Last year, I testified about a Harvard/MIT study of machinery and equipment investment in 65 countries over a 25 year period. I think that study's conclusion bears repeating:

"The gains from raising equipment investment through tax or other incentives dwarf losses from any nonneutralities that would result."

Tax abatements are also effective because they level an uneven playing field as we compete with other states. Our property tax rates are higher than other states in the region and abatements give us a way to deal with that disadvantage.

I think it's also important to note that the economic recovery we are going through right now is more driven by new technology than the previous recoveries since World War II. A recent report by the Federal Reserve Bank of Kansas City takes note of this and concludes:

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House Taxation Committee
Attachment 1

"In the long run, the estimated increase in productivity growth potentially implies faster long-run growth for both employment and output in the future."

In other words, if we are able to increase productivity of our workers through new technology, we can increase both jobs and the amount of products we produce. Tax abatements are an important tool to encourage the use of new technology.

Having said all that, I'll turn my attention to the bills you are considering.

The Wichita Area Chamber opposes State Board of Tax Appeals approval of abatements, which is contained in House bill 2555. Philosophically, it may make sense. However, in the real world of economic development prospecting and job creation, it just doesn't work. We have to be able to get an answer to prospects fast.

An ongoing problem for business has been slow response by some state agencies on matters where jobs were at stake. I know of one company wishing to expand by several hundred jobs which waited several months for a ruling by a state agency. The agency's ruling was critical to the decision to expand in Wichita or in another state. We fear that will continue to happen if a state agency has to approve abatements.

We also oppose the provision which says property already on the tax rolls cannot be abated. Although it shouldn't be common practice, there are times when it is appropriate.

Last year, Wichita abated existing property in a successful effort to keep the Excel Corporation regional office in Wichita rather than losing it to Nebraska. Not only did we keep that multi-million dollar payroll in the state along with the state incomes taxes and sales taxes that Excel employees pay, we also won an expansion of the company's facilities, which included many new jobs.

The loss of property taxes was far less than the potential loss of income and sales taxes if the company had moved to Nebraska. In other words, we gave up a little so we didn't lose a lot.

We agree that cost benefit analysis of tax abatements should include the impact on state revenues. In fact, we encourage this because we think the requirement will show the positive impact of abatements on the state.

We have no problem with House Bill 2556 and support it.

There are concerns about House Bill 2557 and its requirement for a uniform cost-benefit model. The cost-benefit model Wichita uses probably wouldn't be appropriate to most other communities in the state. Likewise, we don't want to be forced to use a model which is less sophisticated than the one we're using now. One size does not necessarily fit all in this area.

One option might be to allow Kansas Inc. to develop a uniform cost-benefit model, but also have the flexibility to approve the use of other models.

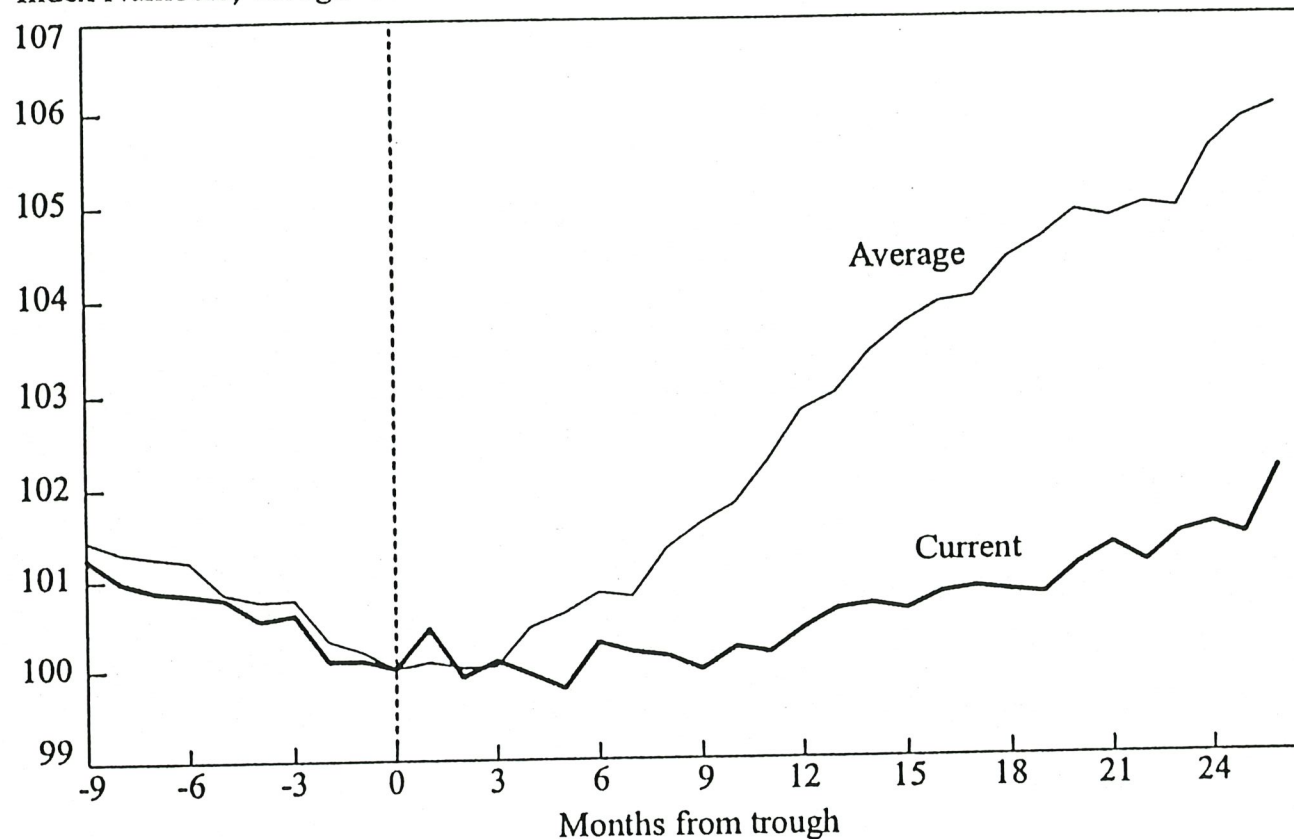
I would like to conclude with an update on the Sedgwick County tax base. We are not abating away our wealth. The assessed valuation of property continues to grow. In fact the fastest growing segment of assessed valuation is machinery and equipment, the area where most property tax abatements occur in Sedgwick County.

Thank you for your consideration.

Chart 1

Total Employment

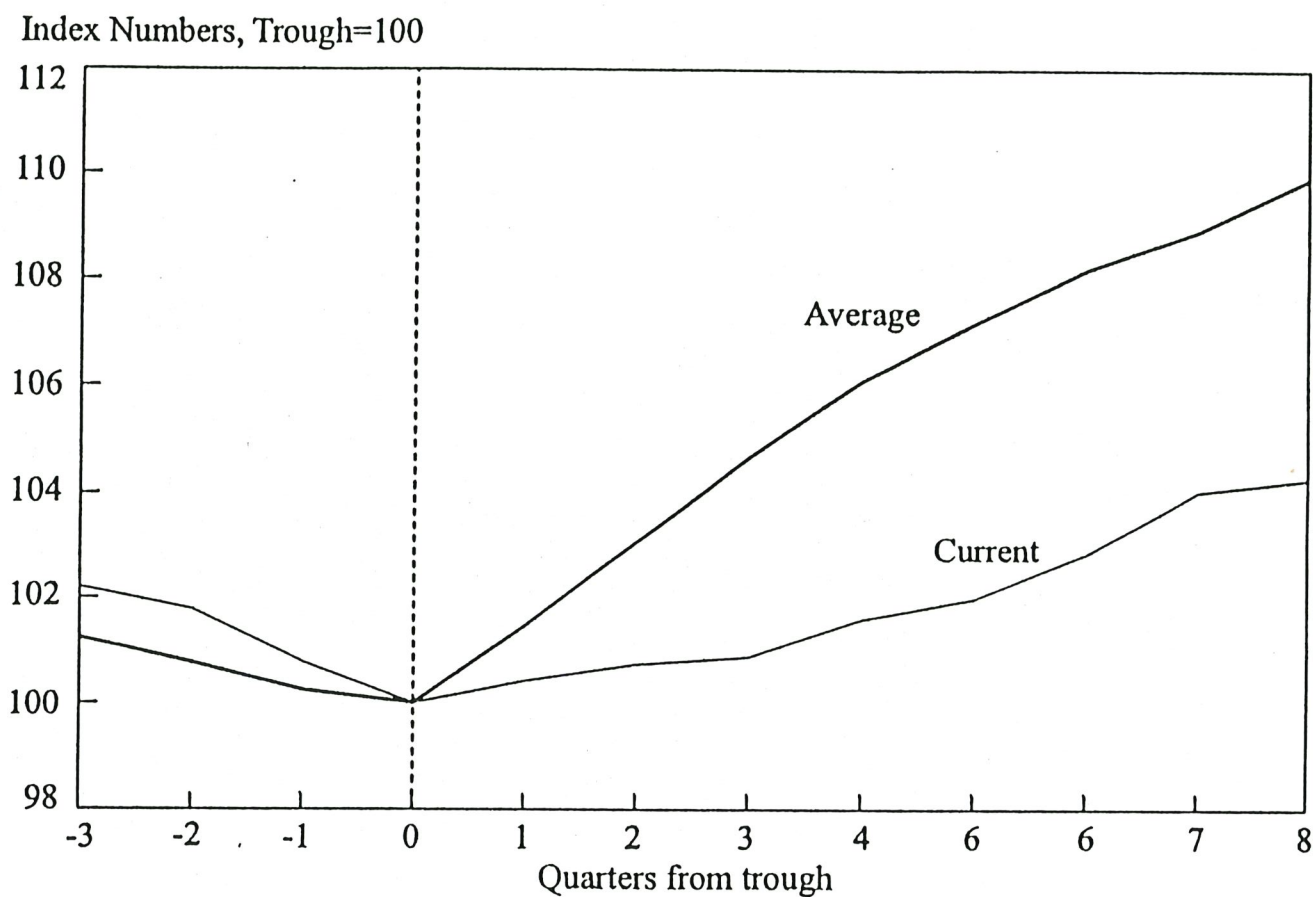
Index Numbers, Trough=100



Note: "Average" is for business cycles with troughs in May 1954, April 1958, February 1961, November 1970, March 1975, and November 1982. "Current" represents the current recovery, with a trough in March 1991.

Source: Bureau of Labor Statistics.

Chart 4

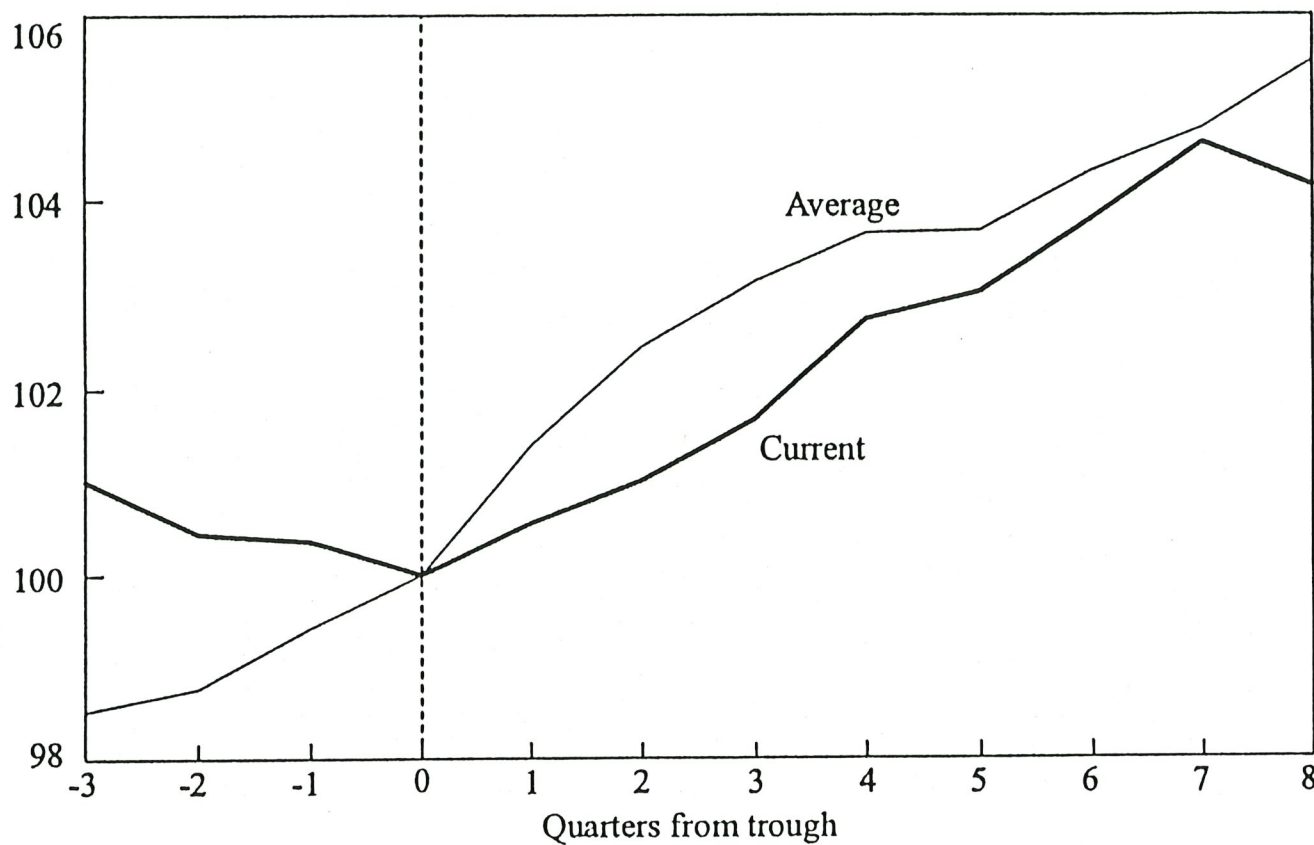
Real GDP

Note: "Average" is for business cycles with troughs in 1954:Q2, 1958:Q2, 1961:Q1, 1970:Q4, 1975:Q1, and 1982:Q4. "Current" represents the current recovery, with a trough in 1991:Q1.

Source: Bureau of Economic Analysis.

Chart 5
Productivity

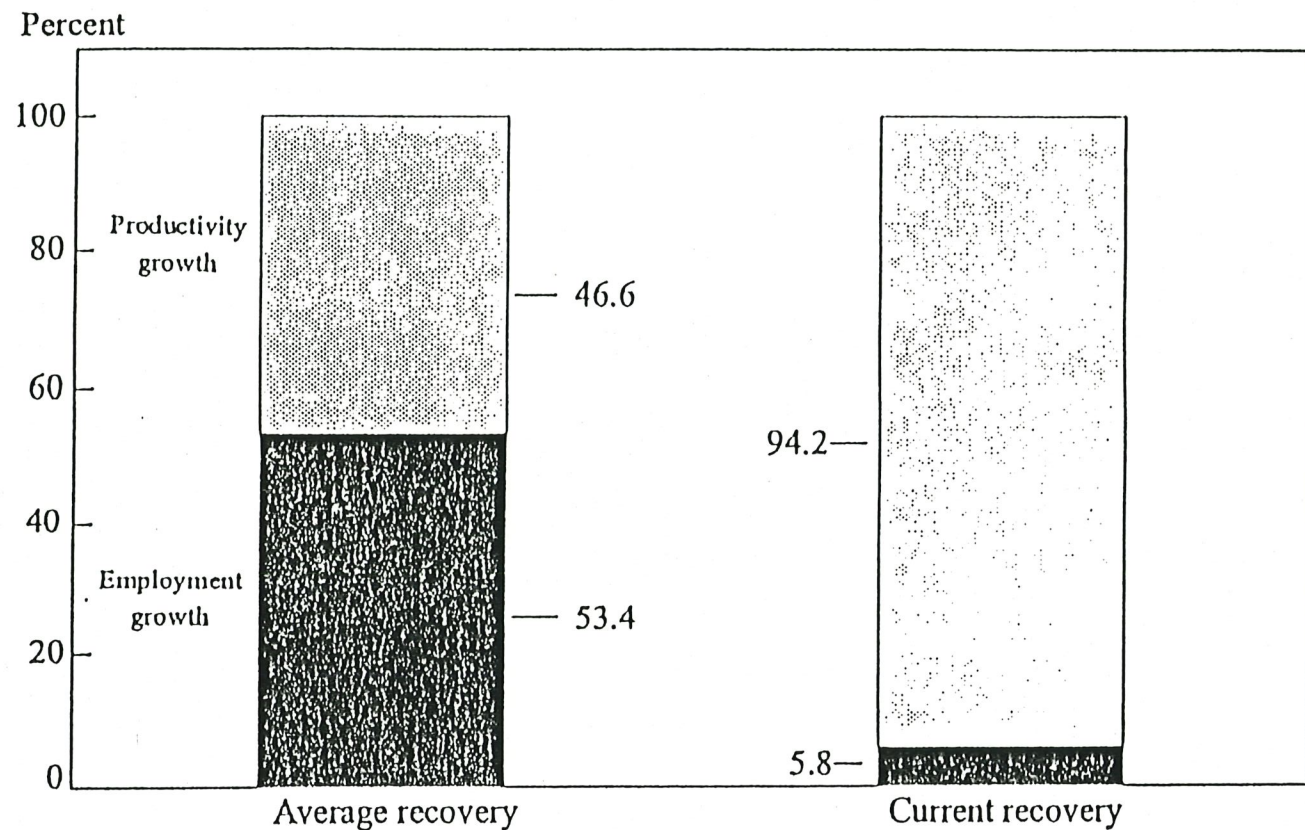
Index Numbers, Trough=100



Note: Productivity is measured as output/hour in the nonfarm business sector. "Average" is for business cycles with troughs in 1954:Q2, 1958:Q2, 1961:Q1, 1970:Q4, 1975:Q1, and 1982:Q4. "Current" represents the current recovery, with a trough in 1991:Q1.

Source: Bureau of Labor Statistics.

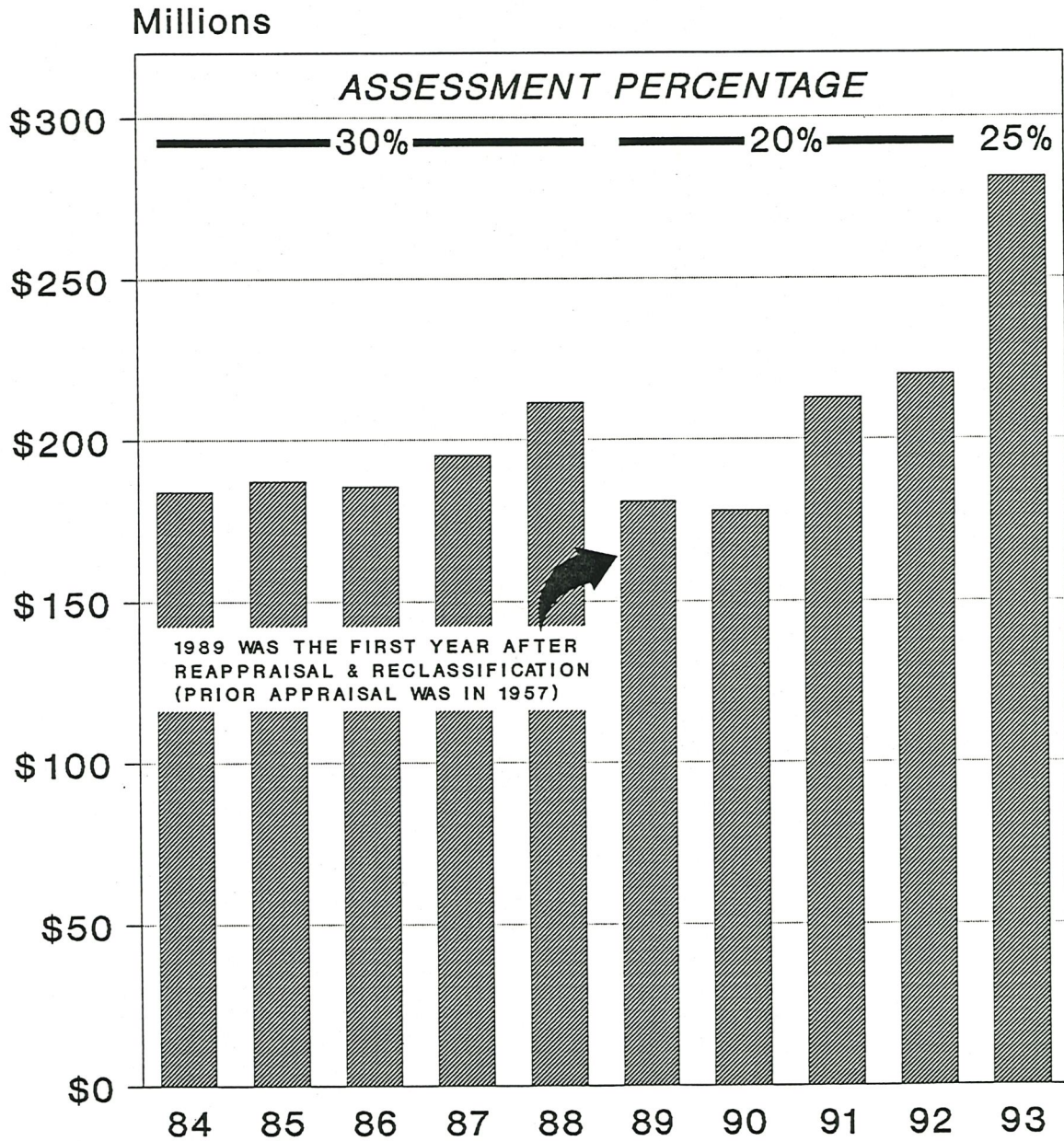
Chart 6

Contribution of Employment and Productivity to Output Growth

Note: "Average recovery" represents the first eight quarters of recoveries beginning in 1954, 1958, 1961, 1970, 1975, and 1982. "Current recovery" represents the first eight quarters of the recovery beginning in 1991.

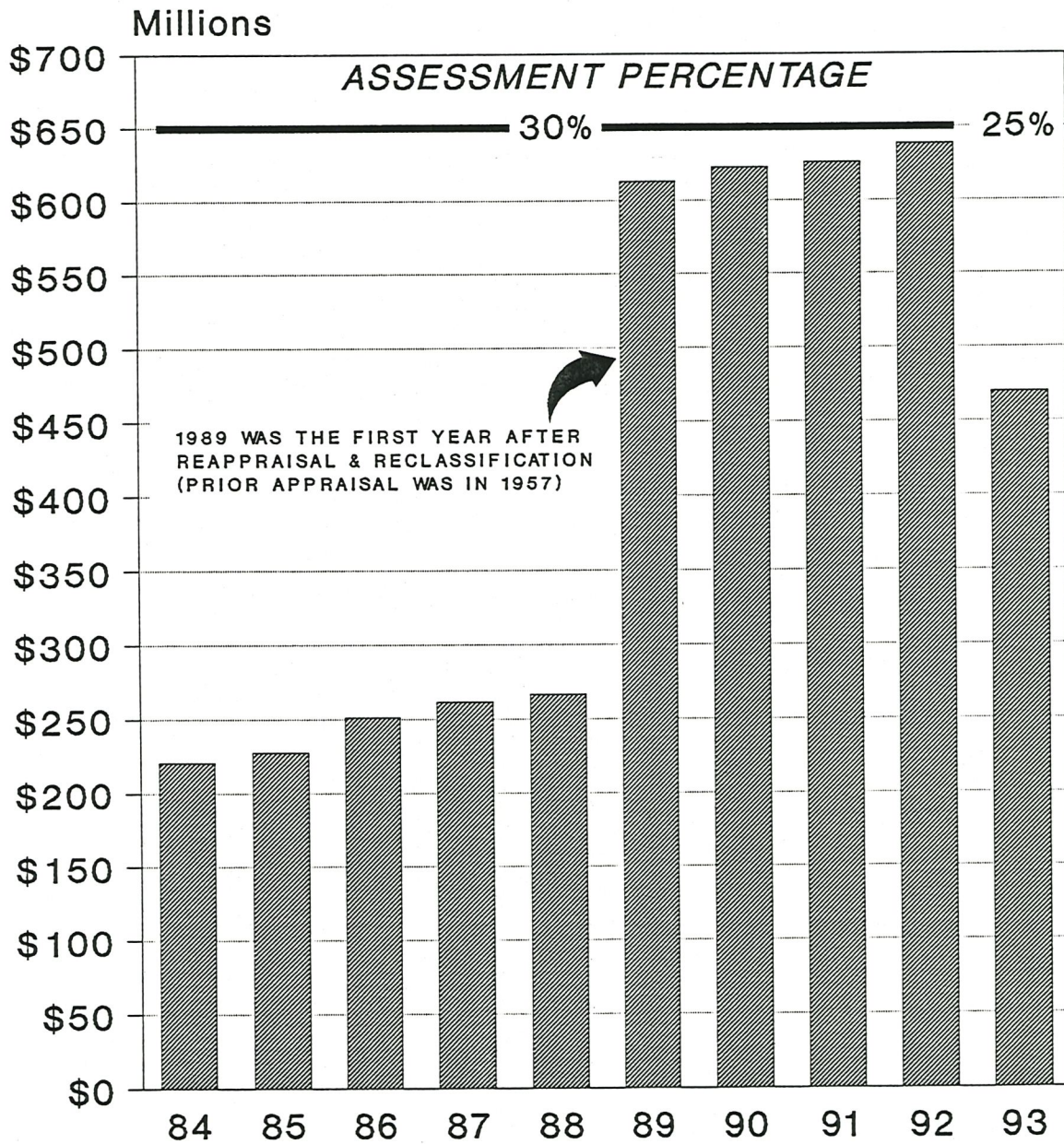
Source: Bureau of Labor Statistics.

ASSESSED VALUE OF COMMERCIAL/ INDUSTRIAL MACHINERY & EQUIPMENT SEDGWICK COUNTY



Source: Sedgwick County Clerk

ASSESSED VALUE OF COMMERCIAL/ INDUSTRIAL REAL PROPERTY SEDGWICK COUNTY



Source: Sedgwick County Clerk

PERCENT OF SEDGWICK COUNTY PROPERTY TAX BASE COMPOSED OF COMMERCIAL AND INDUSTRIAL PROPERTY

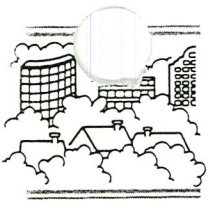
	TOTAL PROPERTY TAX BASE	COMMERCIAL & INDUSTRIAL MACHINERY & EQUIPMENT		COMMERCIAL & INDUSTRIAL REAL PROPERTY		TOTAL COMMERCIAL & INDUSTRIAL PROPERTY	
		ASSESSED VALUE	PERCENT OF TAX BASE	ASSESSED VALUE	PERCENT OF TAX BASE	ASSESSED VALUE	PERCENT OF TAX BASE
1984	\$1,339,610,776	\$183,930,207	13.73%	\$220,623,496	16.47%	\$404,553,703	30.20%
1985	\$1,394,266,112	\$187,085,820	13.42%	\$227,298,750	16.30%	\$414,384,570	29.72%
1986	\$1,448,022,385	\$185,445,528	12.81%	\$250,987,830	17.33%	\$436,433,358	30.14%
1987	\$1,494,160,620	\$195,126,906	13.06%	\$261,418,256	17.50%	\$456,545,162	30.56%
1988	\$1,537,513,579	\$211,576,704	13.76%	\$266,438,350	17.33%	\$478,015,054	31.09%
<hr/> <i>(1989 was the first year after reappraisal and reclassification)</i>							
1989	\$1,867,511,789	\$180,826,219	9.68%	\$613,043,418	32.83%	\$793,869,637	42.51%
1990	\$1,912,253,139	\$177,862,882	9.30%	\$622,574,204	32.56%	\$800,437,086	41.86%
1991	\$1,962,204,160	\$212,948,990	10.85%	\$625,921,336	31.90%	\$838,870,326	42.75%
1992	\$2,017,833,007	\$220,016,005	10.90%	\$638,151,101	31.63%	\$858,167,106	42.53%
<hr/> <i>(1993 was the first year during which both comm/indust machinery & equipment and comm/indust real property were assessed at 25%)</i>							
1993	\$2,007,037,441	\$281,394,061	14.02%	\$469,597,688	23.40%	\$750,991,749	37.42%

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VALUE OF COMMERCIAL/INDUSTRIAL MACHINERY AND EQUIPMENT IN SEDGWICK COUNTY

	<u>ASSESSED VALUE</u>		<u>TOTAL M&E VALUE</u>	<u>NET \$ CHANGE IN TOTAL M&E VALUE</u>	<u>NET % CHANGE IN TOTAL M&E VALUE</u>
1984	\$183,930,207	/ 30% =	\$613,100,690		
1985	\$187,085,820		\$623,619,400	\$10,518,710	+1.72%
1986	\$185,445,528		\$618,151,760	(\$5,467,640)	-0.88%
1987	\$195,126,906		\$650,423,020	\$32,271,260	+5.22%
1988	\$211,576,704		\$705,255,680	\$54,832,660	+8.43%
<hr/>					
1988 - 1/3 =	\$141,051,136	<i>(Assessment percentage lowered from 30% to 20% in 1989)</i>			
1989	\$180,826,219	/ 20% =	\$904,131,095	\$198,875,415	+28.20%
1990	\$177,862,882		\$889,314,410	(\$14,816,685)	-1.64%
1991	\$212,948,990		\$1,064,744,950	\$175,430,540	+19.73%
1992	\$220,016,005		\$1,100,080,025	\$35,335,075	+3.32%
<hr/>					
1992 + 1/4 =	\$275,020,006	<i>(Assessment percentage increased from 20% to 25% in 1993)</i>			
1993	\$281,394,061	/ 25% =	\$1,125,576,244	\$25,496,219	+2.32%

THE TOTAL VALUE OF COMMERCIAL/INDUSTRIAL MACHINERY AND EQUIPMENT IN SEDGWICK COUNTY INCREASED BY ONLY 15.03% DURING THE FOUR YEAR PERIOD 1985-88 (USING 1984 AS THE BASE.) THE TOTAL VALUE INCREASED BY 55.98% DURING THE NEXT FOUR YEAR PERIOD (1989-92), FOLLOWING REDUCTION OF THE ASSESSMENT PERCENTAGE FROM 30% TO 20% (USING 1988 AS THE BASE.) THE TOTAL VALUE INCREASED BY ONLY 2.32% DURING 1993, FOLLOWING AN INCREASE IN THE ASSESSMENT PERCENTAGE FROM 20% TO 25% (USING 1992 AS THE BASE.)



OVERLAND PARK

chamber of commerce

Representative Keith Roe
Chairman,
House Assessment & Taxation Committee

TESTIMONY
HOUSE ASSESSMENT & TAXATION COMMITTEE
JANUARY 11, 1994
HB 2555, 2556, 2557

Thank you Mr. Chairman and members of the committee for allowing me the time to testify today concerning HB 2555, 56, & 57. My name is Mary Birch, President of the Overland Park Chamber of Commerce, and I have been asked by our leadership to address you today.

The most positive aspect of the Kansas economy is its diversity. It is that diversity that has kept our state whole through many industry economic cycles. That asset carries with it a great challenge.....our ability to craft useful productive and user friendly economic development tools that accommodate that diversity and provide flexibility for new and creative economic opportunities that might present themselves.

We applaud the legislature's initiative to monitor and evaluate these tools. Our message today is to encourage you to incorporate flexibility into this system, to set guidelines and offer assistance to local entities using these tools and to not establish another level of government for prospective companies to go through when deciding to expand or locate in Kansas.

HB 2555

We support the inclusion of a working definition for export office services.

While understanding that there have been some abuses of the existing IRB statutes, we have some concern about the restrictions that are being considered, especially if export oriented service sector is excluded. Obviously, if service is excluded, we lose the only tool we have for giving abatements to build-to-suit office projects, which is the thrust of our marketing effort now considering the current environment of no speculation building.

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Even if export services are included, the bill could certainly limit creative financing of many projects that are not allowed under the constitution but still may be beneficial to Kansas. If the intent is to eliminate the retail usages, we think the answer lies in getting down to defining exactly what "retail" is. Malls? Main street shops? Car dealers? This goes hand in hand with the definition problem regarding service.

We oppose excluding existing buildings from accessing economic development benefits.

We oppose the proposal to do away with abatements for existing buildings. While it doesn't impact us that dramatically, smaller Kansas towns that already have problems attracting industry would be hit hard. Many small to mid-size towns have experienced plant closures that have left them with empty yet functional buildings to market. Without any tools available they won't have a chance to fill them.

Also, urban core areas of the State's larger cities, already suffering in many cases, would be impacted, as re-development will become much less attractive to employers who are accustomed to receiving abatements for similar properties in competing states.

Kansas Inc. becoming a clearinghouse and information center for abatement issues has merit if it is focused on providing information and guidance to communities that might need it. However, we must be careful to avoid adding an additional layer of government needed to affect an expansion or acquisition in Kansas.

Again, if Kansas Inc. can provide assistance to interested communities in the form of a basic cost benefit analysis model to be used as a guideline for constructing a local version, that would be acceptable. Communities that have working policies should be allowed to continue using them.

The key with any statewide development tools should be flexibility and adaptability, giving room for communities to work within their own profile.

We are very concerned with efforts by the state to design "one size fits all" solutions. History proves they don't work. Different businesses provide different benefits and require different assistance.

Thank you for your time and consideration of this matter. We would be glad to assist and offer further input to these processes.

RESOLUTION NO. 2598

A RESOLUTION ESTABLISHING POLICY AND PROCEDURES FOR CONSIDERING AND GRANTING TAX EXEMPTION INCENTIVES FOR ECONOMIC DEVELOPMENT IN THE CITY OF OVERLAND PARK, KANSAS.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF OVERLAND PARK, KANSAS:

SECTION 1. Purpose.

The purpose of this Resolution is to establish the official policy and procedures of the City of Overland Park, Kansas, for considering and granting of property tax exemption incentives for real property and tangible personal property associated therewith used for economic development purposes, in accordance with the provisions of Section 13 of Article 11 of the Constitution of the State of Kansas as limited by K.S.A. 79-251 et seq., as amended.

SECTION 2. Objectives.

(1) General. The City is committed to the high quality and balanced growth and development of the community, to working continually to improve the quality of life for its citizens, and to maintaining a highly skilled, globally competitive work force. Insofar as these objectives are generally served by the expansion of the tax base and enhancement of the local economy, the City will, on a case-by-case basis, give consideration to providing tax exemption incentives as a stimulant for the economic development of the community. It is the policy of the City that said consideration will be provided in accordance with the guidelines, criteria, and procedures outlined in this Resolution. Nothing herein shall imply or suggest that the City is under any obligation to provide tax exemption incentives to any applicant.

(2) Specific. The City works in cooperation with the Overland Park Chamber of Commerce and the Overland Park Economic Development Council to achieve the general objectives outlined above. This partnership enables the community to maximize its resources and to develop a consensus regarding the kind of economic development that best advances the interests of the entire community. What follows is a list of target business and industry types which fit the development profile of the community and which may qualify for tax exemption incentives in accordance with Section 13 of Article 11 of the Constitution of the State of Kansas:

- (a) Environmentally sound research and development projects;
- (b) Environmentally sound light industrial projects;
- (c) Warehouse and distribution;

(d) Other types of businesses eligible for exemption which further the economic development purposes of the City, as defined at Section 5 of this Resolution, and which the Governing Body may determine it is in the best interests of the City to exempt.

SECTION 3. Legal Authority.

The governing bodies of Kansas cities may exempt certain real property and under certain circumstances, tangible personal property associated therewith used for economic development purposes from general ad valorem property taxes for a maximum of 10 years, in accordance with the provisions of Section 13 of Article 11 of the Kansas Constitution, subject to the requirements and limitations of K.S.A. 79-251 *et seq.* as amended. This authority is discretionary with the City and the City may provide for tax exemption incentives in an amount and for purposes more restrictive than those authorized by the Constitution or state laws. Pursuant to its home rule powers, the City may (1) require the owners of any real property and tangible personal property associated therewith for which an exemption incentive is requested to provide certain information, (2) condition the granting of an exemption incentive upon an agreement providing for the payment of in lieu charges or taxes under the provisions of K.S.A. 12-147 and 12-148, as amended, and (3) require the payment of initial application and annual renewal fees reasonably necessary to cover the costs of administration.

SECTION 4. General Procedure.

The following general procedure shall govern the considering and granting of tax exemption incentives for economic development purposes pursuant to Section 13 of Article 11 of the Kansas Constitution:

(1) The applicant business shall apply for a general ad valorem property tax exemption incentive by filing a written application as provided in Section 6 of this Resolution.

(2) If the City determines (a) that the requested tax exemption incentive lawfully may be granted, and (b) that the initial request is worthy of further consideration, the City shall prepare a cost-benefit analysis report on the requested tax exemption incentive as provided in Section 11 of this Resolution.

(3) The City shall conduct a public hearing on the granting of such tax exemption incentive after proper notice thereof has been given.

(4) Following the public hearing, the City shall then determine whether some or all of the proposed tax exemption incentive should be granted.

(5) If the City determines that some tax exemption incentive should be granted, a 100% exemption of that real property and tangible personal property of the business legally eligible for exemption shall be granted, but subject to an agreement of

the applicant business to make in lieu tax payments in an amount less than the taxes otherwise payable if the property were not exempt. This amount will be determined in accordance with this Resolution.

(6) Any ad valorem tax exemption granted pursuant to this Resolution shall be in effect not more than ten (10) calendar years in which the applicant business commences its operations or the calendar year in which the expansion of an existing applicant business is completed.

(7) All requests for a tax exemption incentive for economic development purposes shall be considered and acted upon in accordance with this Resolution.

SECTION 5. Definitions.

For the purpose of this Resolution, in application to this City, the words or phrases as used in either the Constitution, applicable state law or this Resolution shall have meaning or be construed as follows:

(a) "Applicant business" shall mean and include the business, property owner or owners, and their officers, employees and agents.

(b) "Economic development purposes" shall mean the establishment of a new business or the expansion of an existing business, engaged in manufacturing, conducting research and development, or storing goods or commodities which are sold or traded in interstate commerce, which results in additional employment.

(c) "Expansion" shall mean the enlargement of a building or buildings, construction of a new building, the addition of tangible personal property, or any combination thereof, which increases the employment capacity of a business eligible for a tax exemption incentive and which results in the creation of new employment.

(d) "Tangible personal property associated therewith" shall mean machinery and equipment located within, upon or adjacent to buildings or added improvements to buildings.

(e) "Tax incentive" or "tax exemption-incentive" shall mean both the difference between the amount of general ad valorem property taxes the affected business would pay if there were no city-granted exemption and the amount required to be paid as in lieu taxes. For example, if the taxes required to be paid with no exemption were \$5,000, and the required in lieu tax payments were \$3,000, the "tax incentive" or "tax exemption incentive" would be \$2,000.

SECTION 6. Application Required.

The City will not consider the granting of any tax exemption incentive unless the applicant business submits a full and complete application, and provides such additional information as may be requested by the Governing Body. The City Manager is hereby authorized and empowered to prepare a standard application form which, upon completion, will provide the Governing Body with adequate and sufficient information to determine whether a tax exemption incentive should be granted and the amount thereof. The accuracy of the information provided in the application shall be verified by the applicant business. Any misstatement of or error in fact may render the application null and void and may be cause for the repeal of any ordinance adopted in reliance upon said information.

SECTION 7. Jurisdiction.

The City shall consider and grant tax exemptions incentives only for property located within the City. The City will advise the Board of Johnson County Commissioners, the Johnson County Community College and the school districts of Shawnee Mission, Blue Valley and Olathe of all applications. The City encourages the Board of County Commissioners to consult with the City as to applications outside the City and within a three-mile area of the City.

SECTION 8. Application and Renewal Fees.

Any applicant business requesting a tax exemption incentive pursuant to this Resolution shall pay to the City an application fee of \$250, which shall be submitted at the same time the application form required in Section 6 of this Resolution is submitted. In addition, any applicant business which has been granted a tax exemption shall pay an annual renewal fee in the amount of \$100.

SECTION 9. Initial Review Procedure.

On receipt of the completed application form and the required fee, the City Manager shall determine (a) whether the application is complete and sufficient for review, and (b) whether the applicant business is eligible for an exemption under the Kansas Constitution, this Resolution and any other applicable laws. If the application is incomplete, the City Manager shall immediately notify the applicant business, noting the need for such changes or additions as are deemed necessary. If questions arise as to whether the applicant business is legally eligible for a tax exemption incentive, the matter shall be referred to the City Attorney, who shall consult with the applicant business. If the application is found to be complete, and is for a purpose which appears to be authorized by law, the City Manager shall so

notify the Overland Park Economic Development Council Executive Committee (OPEDCEC).

SECTION 10. Administrative Review.

The OPEDCEC and City staff will review requests and applications for tax exemption incentives, conduct preliminary discussions with the applicant business, and if the applicant business meets the threshold objectives of this Resolution, the City Manager shall direct that a cost-benefit analysis report be prepared, which shall be submitted, along with recommendations, to the Finance, Administration & Economic Development Committee of the Council (FAED). The records generated by the applicant business and by the City, may be withheld from public disclosure under the Kansas Open Records Act as provided for under subsections (20) and (31) and other subsections of K.S.A. 45-221, as amended, but shall be available for public inspection when otherwise required by law.

SECTION 11. Analysis of Costs and Benefits.

The City will consider granting tax exemption incentives only upon a clear and factual showing of direct economic benefit to the City through advancement of its economic development goals, including the creation of additional jobs and the stimulation of additional private investment. Before a tax exemption incentive is granted to an applicant business, the City shall prepare, or direct to be prepared, a cost-benefit analysis report which shall examine the costs and benefits to the public of the proposed tax exemption incentive. The cost-benefit analysis report shall consider, but not be limited to, the following factors, as applicable:

- (a) The increase in appraised valuation of the property;
- (b) The sales and income tax revenue which may result;
- (c) The number of new jobs, the earnings and the benefits that will be provided;
- (d) The expenditures that local government will need to make to provide streets and utilities, police and fire protection and other services to the applicant business;
- (e) The expenditures that local government will need to make to provide police and fire protection, recreation, street maintenance, social programs, etc. to the new residents associated with the applicant business;
- (f) The expenditures for that local government will need to make capital improvements such as libraries, streets,

an airport, sewer plants, etc. for the new residents associated with the applicant business;

- (g) The expenditures that the local school district will need to make to provide the facilities and to educate the students of the new residents associated with the applicant business;
- (h) Other public or private expenditures associated with attracting the applicant business;
- (i) The kinds of jobs created in relation to the types of skills available from the local labor market;
- (j) The degree to which the ultimate market for the business products and services produced by the applicant business is outside the community, recognizing that outside markets bring "new money" to the local economy;
- (k) The potential of the applicant business for future expansion and additional job creation;
- (l) The beneficial impacts the applicant business may have by creating other new jobs and businesses, including the utilization of local products or other materials and substances in manufacturing;
- (m) The compatibility of the location of the applicant business with land use and development plans of the City and the availability of existing infrastructure facilities and essential public services;
- (n) An evaluation of the applicant business's current and projected financial strength and market viability;
- (o) The gain in tax revenue which may result from the new or expanded business, including the increase in the real property and tangible personal property tax base upon the expiration of the exemption.

SECTION 12. Initial Governing Body Action.

Upon receiving the recommendations of the FAED Committee, the Governing Body shall first determine whether initially to reject the requested tax exemption incentive or to further consider the request. Upon a favorable vote for further consideration, the Governing Body may issue a letter of intent as provided by Section 13 and schedule a public hearing to consider granting a tax exemption incentive.

SECTION 13. Letters of Intent.

Upon receiving the recommendations of the FAED Committee, the Governing Body may issue a letter of intent, setting forth in general terms its proposed plans for and good faith intent to grant a tax exemption incentive and any conditions thereto. However, such letters of intent shall not in any way bind the City to the granting of a tax exemption incentive. Such letters of intent shall expire six months after issuance, but may be renewed. A public hearing shall not be required prior to the issuance of letters of intent. No elected or appointed officer, employee or committee of the City, and no chamber of commerce, board, development council or other public or private body or individual, shall be authorized to speak for and commit the Governing Body to the granting of a tax exemption incentive.

SECTION 14. Notice and Hearing.

No tax exemption incentive shall be granted by the City prior to notice and a public hearing as required by K.S.A. 79-251, as amended. The public hearing may be held at a regular or special meeting of the Governing Body. Notice of the public hearing shall be published at least once seven days prior to the hearing in the official City newspaper, giving the purpose, time and place of the hearing. The City Clerk shall thereupon notify in writing the Board of Johnson County Commissioners, Johnson County Community College, the Superintendents of the Shawnee Mission, Blue Valley and Olathe school districts, and the clerk of any other taxing jurisdiction, excluding the state, which derives or could derive general ad valorem property taxes from the affected business, advising them of the scheduled public hearing and inviting their review and comment. Upon request, the City Clerk shall provide any such public agency with a copy of the application. The applicant business shall be invited, but not required, to attend the public hearing.

SECTION 15. Final Governing Body Action.

After completion of the public hearing, the Governing Body in its sole discretion, may deny or grant in whole or in part the tax exemption incentive requested. The Governing Body shall grant tax exemption incentives by ordinance. The City Clerk shall provide a copy of the ordinance, as published in the official City newspaper, granting an exemption from taxation to the applicant for use in filing an initial request for tax exemption as required by K.S.A. 79-213, as amended, and by K.S.A. 79-210a., as amended, for subsequent years.

SECTION 16. Minimum Payment in Lieu of Taxes.

Any applicant business receiving a tax exemption incentive pursuant to this Resolution shall be required to make a minimum payment in lieu of taxes which equals the amount of general ad valorem property tax which was paid or was payable for the most

recent year on the assessed valuation of the property proposed to be exempted, including buildings and tangible personal property associated therewith together with land, prior to the construction of new buildings or added improvements to buildings and tangible personal property associated therewith on such land or prior to the acquisition of the property by the new business. The purpose of requiring this minimum in lieu tax payment is to ensure that the city, county, school district and any other taxing jurisdictions affected by the exemption will not receive less tax revenue from the exempted property than was received prior to the exemption. For extraordinary reasons, such as when vacant buildings are acquired for a new business, or when the market value of the property decreases, this requirement may be waived in part or in whole by the Governing Body, as provided in Section 28 of this Resolution.

SECTION 17. Amount of Tax Exemption Incentives.

(1) Criteria. The two primary objectives of the City in granting general ad valorem tax exemption incentives for economic development are (1) to provide needed jobs and (2) to expand the economic and tax base of the City. The City recognizes that a simple system of determining the amount of general ad valorem property tax exemption incentives to be granted to reach these objectives may not always be equitable if applied uniformly to different kinds of businesses. As a result, in determining the actual amount of tax exemption incentive granted, the City shall consider the factors and criteria set forth in Section 11 of this Resolution.

(2) Limitation.

(a) No general ad valorem property tax exemption incentives shall be given for the establishment of a new business where the appraised value of the land, buildings, improvements and tangible personal property associated therewith sought to be exempted is less than \$5,000,000; and

(b) No general ad valorem property tax exemption incentives shall be given for an expansion of an existing business where the appraised value of the land, buildings, improvement and tangible personal property associated therewith sought to be exempted is less than \$2,500,000 in value;

(c) If the appraised value of a proposed new business or a proposed expansion or renovation of an existing business is less than \$30,000,000, the applicant business shall pay an amount in lieu of taxes which is not less than 50% of the general ad valorem property taxes which otherwise would be payable if the project were

not tax exempt; provided, however, that said amount shall be not less than the minimum payment in lieu of taxes required under Section 16 of this Resolution;

(d) If the appraised value of a proposed new business or a proposed expansion of or renovation of an existing business is \$30,000,000 or more and if financial and social benefits to the community far outweigh the costs, the Governing Body may require the applicant business to pay an amount in lieu of taxes which is less than 50% of the general ad valorem property taxes which otherwise would be payable if the project were not tax exempt; provided, however, that said amount shall be not less than the minimum payment in lieu of taxes required under Section 16 of this Resolution.

SECTION 18. Eligibility for Exemption.

In order to be eligible for a tax exemption incentive, the applicant business must not rent or lease the property during the period of exemption.

SECTION 19. Pirating.

It shall be the policy of the City to discourage applications for tax exemption incentives, or to grant such tax exemption incentives, which deliberately encourage and cause the pirating of business from another Kansas community to this community, or from this community to another Kansas community. It is the intent of the City to avoid participation in "bidding wars" between cities or areas competing for the location of new businesses or expansion of existing businesses, through attempts to offer the largest tax exemption incentive or other public inducement, which is detrimental to the state's economy and the public interest.

SECTION 20. Exemption of Tangible Personal Property.

As provided in K.S.A. 79-252, as amended, the City shall not exempt any tangible personal property of a business if such property is currently subject to general ad valorem property taxation within the state of Kansas or has been exempted from general ad valorem property taxation pursuant to Section 13 of Article 11 of the Kansas Constitution, except if the Governing Body makes a factual determination that such an exemption is required to retain jobs in the state of Kansas, an exemption may be granted for such tangible personal property.

SECTION 21. Special Assessments.

Any general ad valorem property tax exemption granted for real property and tangible personal property associated therewith

pursuant to this Resolution shall not affect the liability of such property for any special assessments levied or to be levied against such property.

SECTION 22. Distribution of Revenue.

The granting of tax exemption incentives by the City is hereby declared to be a contract under the provisions of K.S.A. 12-147, as amended. The payments in lieu of taxes payment which may be required of a business granted a tax exemption under this Resolution shall be paid to the Johnson County Treasurer, with notice of the amount and date paid provided to the City. The County Treasurer is directed to apportion the payment, under the provisions of subsection (3) of K.S.A. 12-148, as amended, to the general fund of all taxing subdivisions, excluding the state, which levy taxes on property where the business is situated. The apportionment shall be based on the relative amount of taxes levied, for any and all purposes, by each of the applicable taxing subdivisions.

SECTION 23. Nominal Tax Determination.

All tangible property of a business receiving a tax exemption incentive under this Resolution shall be appraised and assessed annually by the Johnson County Appraiser in the same manner as if it were not exempt, but the amount thereof shall not be placed on the assessment rolls. The amount of the general ad valorem property taxes which would have been payable shall also be determined annually by the Johnson County Clerk and Treasurer, in the same manner as if the property were not exempt, but such amount shall not be placed on the tax rolls. Separate assessment and tax calculations shall be made for the land, for the improvements thereon, and for any tangible personal property associated therewith, of the exempt business. The appropriate county officers are requested to provide the City with this information as early as possible, but not by later than November 15 of each year.

SECTION 24. Annual Renewal Subject to Review.

The extent and term of any tax exemption incentive granted shall be subject to annual review by the FAED Committee which shall report its recommendation to the Governing Body to ensure that the ownership and use of the property and any other qualifying criteria of the business for the tax exemption incentive continue to exist. The review shall be completed by not later than February 1 of each year. The City shall require an annual renewal application to be filed by the business which has received the tax exemption incentive. The annual renewal application shall include information from the business indicating compliance with any terms or conditions established by the Governing Body for the granting of the tax exemption incentive,

such as number, quality of jobs created, etc. Upon a finding that the business receiving a tax exemption incentive continues to meet all the terms and conditions established as a condition of granting the exemption, the City Clerk shall so certify to the owner for submission to the assessing officer, as provided by K.S.A. 79-210a, as amended.

SECTION 25. Denial of Exemption.

Upon the failure of the business to fully and timely pay the in lieu tax payments, as may be required as a condition of the granting of an exemption, or to provide reports or other information requested by the City and reasonably necessary for the implementation of this Resolution, the City may either deny, revoke, or not review the authorization of such an exemption.

SECTION 26. Transfer of Ownership or Use.

No tax exemption incentives granted by the City shall be transferred as a result of a change in the majority ownership of the business which was granted the tax exemption incentive. Any new owner shall file a new application for a tax exemption incentive. Further, the City shall be notified by the business of any substantive change in the use of a tax exempt property.

SECTION 27. Exemption Forms.

A copy of the exemption applications required by K.S.A. 79-213, as amended, and 79-210a., as amended, and the statement required by K.S.A. 79-214, as amended, for the cessation of an exempt use of property, shall be filed with the City Clerk by the business which has been granted the tax exemption incentive.

SECTION 28. Waiver of Requirements.

The Governing Body reserves the right to grant or not to grant a tax exemption incentive under circumstances beyond the scope of this Resolution, or to waive any procedural requirement. However, no such action or waiver shall be taken or made except upon a finding by the Governing Body that a compelling or imperative reason or emergency exists, and that such action or waiver is found and declared to be in the public interest. The Governing Body shall not waive any procedural requirements required by state law.

ADOPTED this _____ day of _____, 1993.

Ed Eilert, Mayor

ATTEST:

Norma Moffet, City Clerk

APPROVED AS TO FORM:


John S. Anderson

Senior Assistant City Attorney

House Taxation Committee

January 11, 1994

Testimony concerning House Bill's 2555, 2557

By: Kathy Moellenberndt, Vice President, Director, Economic Development
Greater Topeka Chamber of Commerce

Representing: Kansas Industrial Developers Association (KIDA); and the
Greater Topeka Chamber of Commerce

With review of the legislation before you (HB's 2555, 2557), I would like to report to you that the Kansas Industrial Developers Association and the Greater Topeka Chamber of Commerce agree with the proposal requiring that communities, utilizing the IRB abatement granting process, develop and use a local cost benefit analysis similar to the required cost benefit analysis for communities issuing constitutional tax abatements. The problem we have, however, is with the language regarding a "uniform" cost-benefit analysis.

Economic development possibilities across the state are diverse. Communities do not fit the "one-size-fits-all" category as they work to expand their economic base. Your requirement for a cost-benefit analysis is a sound one, and we believe Kansas, Inc. should develop a set of guidelines to assist communities in the development of their local cost benefit analyses. However, we respectfully request that the legislature not set up a series of uniform hoops for communities to jump through before utilizing this incentive as we compete with our neighboring states for economic growth. There are key elements that are common to all our communities, which could be part of the analysis guidelines. Currently, there are some effective cost benefit analysis being applied by communities such as Wichita and Salina, but there needs to be flexibility so that the differences throughout various sized communities across the state can be identified and included in efforts to create job growth. We would support a review by Kansas, Inc. of local cost-benefit studies with the intent of assisting communities to complete thorough analyses to provide information that is helpful to local governments as they grant abatements and to provide the state with statistical information for tracking purposes.

Secondly, KIDA and the Topeka Chamber are opposed to restricting IRB tax abatements to only manufacturing, warehousing, and research and development. In some cases, increased tightening of credit is making it more difficult for development projects to come to fruition. The existence of property tax abatements may be the only solution for enabling a project to proceed. Tightly narrowing the business classifications for IRB tax abatements will reduce the ability of local governments to provide a valuable incentive for worthwhile projects such as corporate or regional headquarters or back office type projects that may provide much needed jobs and further development opportunities for a community.

Thirdly, we are opposed to the language that disallows tax abatements for property already on the tax rolls. Your intent to not erode the tax base is recognized, but by making this firm in state law, you may also eliminate the possibility of replacing a major

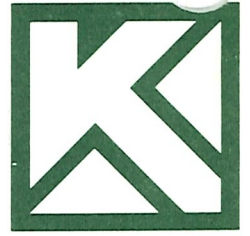
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House Taxation Cmte
Attachment 3

employer with another in an existing facility which otherwise may lay vacant and deteriorating for years. Local governments should be trusted to make these decisions in the rare instances when they come up.

Finally, the last provision of HB 2555 that both KIDA and the Topeka Chamber oppose is the requirement that the Board of Tax Appeals disapprove any economic development abatement or IRB abatements where the cost benefit analysis shows the projected costs to exceed the projected benefits to the state and local governments. Mr. Chairman and members of the Committee, tax abatements do affect state and local taxes. They bring tax revenues to the state and local governments. There may be a waiting period before total property taxes or income taxes are generated, but without these incentive tools to create development projects there would be little economic growth. Tax abatements, whether they are constitutional or IRB, mean more jobs, more business, more wealth generated, and ultimately more tax revenues. It is critical that some local flexibility remain in the granting of abatements and that we not make the process so cumbersome that it deters growth. KIDA and the Topeka Chamber appreciate this opportunity to express our views and ask your consideration of our concerns as you proceed.

LEGISLATIVE TESTIMONY

Kansas Chamber of Commerce and Industry



835 SW Topeka Blvd. Topeka, Kansas 66612-1671 (913) 357-6321 FAX (913) 357-4732

HB 2555

January 11, 1994

KANSAS CHAMBER OF COMMERCE AND INDUSTRY

Testimony Before the
House Taxation Committee

by

Bob Corkins
Director of Taxation

Mr. Chairman and members of the Committee:

My name is Bob Corkins, director of taxation for the Kansas Chamber of Commerce and Industry, and I appreciate the opportunity to speak today. In short, regarding the property tax exemption issues raised in HB 2555, KCCI opposes a few provisions I'd like to elaborate upon.

The Kansas Chamber of Commerce and Industry (KCCI) is a statewide organization dedicated to the promotion of economic growth and job creation within Kansas, and to the protection and support of the private competitive enterprise system.

KCCI is comprised of more than 3,000 businesses which includes 200 local and regional chambers of commerce and trade organizations which represent over 161,000 business men and women. The organization represents both large and small employers in Kansas, with 55% of KCCI's members having less than 25 employees, and 86% having less than 100 employees. KCCI receives no government funding.

The KCCI Board of Directors establishes policies through the work of hundreds of the organization's members who make up its various committees. These policies are the guiding principles of the organization and translate into views such as those expressed here.

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Attachment 4

But first I'll note our area of agreement. The basic "cost"/benefit analysis which local officials should conduct whenever IRB development exemptions come before them, and which they are now required to perform before granting a constitutional "EDX" abatement, are certainly justified in KCCI's view. Economic development initiatives can and should pass this sort of a short term or long term "cost"/benefit analysis, otherwise they should not be undertaken.

Especially with this criteria addressed under the terms of HB 2555, two other provisions of the bill are clearly unnecessary and disadvantageous to economic development: expanded BOTA review and a narrowed scope for IRB exemptions.

The State Board of Tax Appeals now reviews applications for tax exemptions to verify that all relevant procedural requirements are met. This proposal would obligate BOTA to make a substantive review, deciding upon the merits of each application. We oppose the loss of local flexibility and the additional time that such a review would entail -- timing is often critical for these bond issues and unnecessary delays can thwart or destroy many promising projects. The delay is even more objectionable because BOTA would be free to capriciously reject any application. A tax incentive proposal could be denied even if it's shown to provide a net benefit to the state and to all affected local governments.

KCCI's other major objection is with the proposed reduction in the scope of projects eligible for industrial revenue bond tax incentives. New major retail outlets are often sought and highly desired by many communities. To deny local officials in Kansas this IRB tool places them at a disadvantage in competing against other states -- states which appreciate the economic contribution of retailers and other service providers by allowing competitive incentives. Again, if Kansas ensures that all these future tax incentives show a net benefit to the general public and all affected levels of government, why would anybody want to curtail their use at all?

Although there are other parts of this package with which KCCI has some concerns, they are relatively minor. We stop short of endorsing the balance of HB 2555 because no facts substantiate any abuse of current local authority.

Thank you for your time and consideration.

4-2



League of Kansas Municipalities

PUBLISHERS OF KANSAS GOVERNMENT JOURNAL 112 S.W. 7TH TOPEKA, KS 66603-3896 (913) 354-9565 FAX (913) 354-4186

TO: House Taxation Committee
FROM: Chris McKenzie, Executive Director
DATE: January 11, 1994
SUBJECT: House Bill 2555

I appear today in opposition to most of the provisions of HB 2555. While the policy concerns addressed in HB 2555 are natural objects of legislative attention, we believe most of the policy initiatives it contains are ill-advised and would prove harmful to the economic growth of the state and its cities. Let me be specific:

1. Limitations on IRB Exemptions. A special study of IRB property tax abatements completed by the League and delivered to the Special Committee on Assessment and Taxation on August 26, 1992 indicated a number of revealing things. First, between 1987 and 1992, only 120 of the 289 IRB issues were accompanied by tax abatements. Further, of those 120 abatements, only thirty-one (or 11% of the total) involved purposes not directly connected to manufacturing, research and development, or storing goods or commodities which are sold or traded in interstate commerce. In other words, the widespread perception among some critics of IRB-related tax abatements that retail and service sector businesses were getting a large percentage of the abatements does not appear accurate. In fact, while most city officials would probably tell you and me that, as a matter of general policy, they would not support a tax abatement for these "nontraditional" purposes, most would want to retain the discretion to deal with the exceptional case that may come along that could prove worthwhile to their community. Like the Business and Tax Incentives Action Planning Committee of Kansas, Inc., the League urges the state legislature to encourage continuation of policies that provide flexibility and discretion to local governments in deciding on local abatements and exemptions.

2. State Review of Cost-Benefit Studies. Again, like the Kansas, Inc. committee mentioned above, we believe it would be harmful and inappropriate to require review and approval by the Board of Tax Appeals of cost-benefit studies completed by cities. First, and the chairman of BOTA has testified himself on a number of previous occasions, it would be inappropriate to ask the BOTA, a quasi-judicial body, to carry out what is essentially an administrative and legislative function, involving the exercise of considerable discretion. Second, state review and approval unnecessarily and heavily interferes in the local decision making process. Third, the experiences of cities with such reviews indicates it could add considerable and unacceptable delay to the decision making process, causing many companies to look elsewhere. We have to be positioned in Kansas to be as competitive as possible while protecting the public interest. This requirement in HB 2555 (in paragraph (k) on page 7) would cause a serious imbalance in state and local functions in this area. Finally, the idea that BOTA or any state agency should be able to disapprove an exemption that had more benefits than costs is incomprehensible and troubling.

3. Property On The Tax Rolls. Assume for a moment you are the mayor of a city which has a vacant manufacturing facility in its industrial park that is currently on the tax rolls, and you are approached by a representative of a business that is willing to occupy that building, provide 25 jobs to residents of your community and the surrounding area, if the city is willing to provide an abatement of the building, the land it is on, and the machinery and equipment acquired in the business development. Saying "no" to such

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House Taxation Cmte

Attachment 5

a proposition could mean never realizing the new jobs and the revenue growth such jobs mean for the city, county, school district, and the state of Kansas. In fact, it is the potential income and sales tax revenues realized by the state of Kansas that is probably the most lucrative aspect of this proposal. Both state and local governments have a lot to lose as a result of limitations of this type.

Despite the above criticisms, there are some portions of this bill which we believe are justifiable policy initiatives. We do not object to the requirements contained in New Section 6, concerning cost-benefit analysis for IRB-related exemptions, since the experience of many cities with cost-benefit studies in connection with section 13, article 11 property tax exemptions has been positive. It also seems appropriate to include the provision in this section and section 4 concerning analysis of the effect of the exemption on state revenues.

RECOMMENDATION: We recommend Committee opposition to sections 1,2,3, and 5 of HB 2555 and urge that they be removed from the bill. We recommend careful consideration of section 4 and new sections 6 - 8.

Thank you for the opportunity to comment on this important legislation.



League of Kansas Municipalities

PUBLISHERS OF KANSAS GOVERNMENT JOURNAL 112 S.W. 7TH TOPEKA, KS 66603-3896 (913) 354-9565 FAX (913) 354-4186

TO: House Taxation Committee

FROM: Chris McKenzie, Executive Director

DATE: January 11, 1994

SUBJECT: House Bill 2557

I appreciate the opportunity to appear today in partial support of HB 2557. The experiences of cities with cost-benefit studies since the enactment of section 13 of article 11 of the Kansas constitution has been positive, and we believe the quality of local decisions about exemptions has been improved.

On the other hand, there is considerable variation in the type of the cost-benefit studies being performed across the state. In some cities it has been necessary to complete them under considerable time pressures since the city may not have had an adopted policy and procedure in place until a business expansion opportunity presented itself. As a result, it would appear that the goal of quality local decision making concerning abatements and exemptions would be advanced by the development of a "model" cost-benefit model by the state of Kansas. Further, such a "model" model should be widely disseminated with manuals and software immediately usable on most city clerks' computers. Ongoing training in the use of such a methodology is critical to its success as well.

Our major concern about HB 2557 as written is the sentence which appears in lines 16 - 18, requiring use of the model. The League would contend that the inclusion of this "stick" in this measure is unnecessary if the state of Kansas makes a sincere and considerable commitment to the funding of the development, dissemination and training in the use of a "model" cost-benefit model. If the latter approach is taken, we believe the model would set the standard to which many cities and counties will aspire in completing their analysis of business development/expansion proposals that have a tax exemption or abatement component. As the level of government that bears the front line responsibility for helping the private sector create and retain jobs, we urge you to extend assistance and guidance in the cost-benefit analysis process. A new state mandate to adhere to an analytical model that has not yet been developed and which could lead to unknown results also appears to be imprudent from an economic development standpoint.

We hear a lot today about "reinventing" government and the historical role between state and local government. We urge you to approve the parts of this bill that help further a positive state-local partnership, leaving some room and role for local elected and appointed officials to carry out their responsibilities in the public interest. This approach also would be consistent with the second recommendation of the Kansas, Inc. Action Planning Committee on Business and Tax Incentives.

RECOMMENDATION: We recommends approval of HB 2557 with the following amendments:

- in line 13, replace the word uniform with the word "recommended".
- strike the last sentence of Section 1, in lines 16 - 19.

1/11/94
House Taxation Committee
Attachment 6

**HOUSE COMMITTEE ON TAXATION
THE KANSAS LEGISLATURE**

**PROPOSED AMENDMENTS TO IRB AND EDX
PROPERTY TAX ABATEMENT LAWS**

HB 2555

TESTIMONY OF:

**Charles R. Warren
President,
Kansas Inc.**

January 11, 1994

*1/11/94
House Taxation Cmte
Attachment 7*

KANSAS INC. TESTIMONY

House Bill 2555

JANUARY 11, 1994

INTRODUCTION

As you will recall, Kansas Inc. released the State's new economic development strategy, "A Kansas Vision" in February of 1993. To implement the strategy, Kansas Inc. assembled six "Action Planning Committees" whose members are legislators, cabinet officials, community leaders, men and women with expertise in business, education, technology, and finance, and the state's best economic development professionals. These committees have been responsible for developing specific recommendations and proposals. One of the committees is the Business Tax and Incentives Committee. Please see Attachment 1 for a list of that committee's membership.

During the 1993 Interim Session, Kansas Inc. worked with the House Tax Committee leadership and its own Business Tax and Incentives Committee to develop a collection of recommendations that could improve the accountability and targeting of economic development tax incentives. Those ideas were brought before this committee in Interim Session in September and, as a result, three bills were drafted, one of which is H.B. 2555.

In October, those initial recommendations were brought before the Action Planning Committee on Business Tax and Incentives. Committee members debated the original set of ideas and reached a consensus on those that they believed were appropriate. Attachment 2 represents the outcome of that meeting and the recommendations of the committee.

In December, the recommendations of the Action Planning Committee on Business Tax and Incentives, along with the recommendations of the 5 other Action Planning Committees, were brought before the Kansas Inc. Board of Directors. The Board of Directors voted to support the committees' recommendations as part of the 1994 Kansas Inc. legislative agenda to implement "A Kansas Vision."

Kansas Inc. and the Action Planning Committee on Business Tax and Incentives support the following provisions of House Bill 2555:

- 1. The proposed amendment requiring that a cost-benefit analysis be performed as a part of the IRB abatement granting process.**
- 2. The proposed amendment requiring that a public hearing be required when granting IRB abatements as is currently required for EDX abatements.**

Performing a cost-benefit analysis and holding a public hearing is already required of communities granting EDX abatements. Lawmakers realized that requiring local governments to perform a cost-benefit analysis and then hold the findings up for public discussion would improve the decision making process at the local level. Requiring both is in the best interest of the local government and the state. We support requiring the same of communities granting IRB abatements.

During the 1993 Interim, The House Tax Committee heard testimony on the need for a uniform cost-benefit model to be used by local governments in their decision making process for the granting of property tax abatements and exemptions. HB 2557 would require Kansas Inc. to develop a uniform cost-benefit model for use by cities and counties in evaluating IRB and EDX abatements. *The Committee will hear testimony as to the importance of providing communities with a uniform cost-benefit analysis in later testimony in support of HB 2557.*

- 3. The proposed amendment requiring that the cost-benefit analysis currently required as part of the EDX abatement granting process also include the effect of the abatement on state revenues.**

Under current practice, most local governments restrict their analysis of the costs and benefits of a proposed EDX abatement to projecting the gains or losses in local tax revenues only. Because of school finance reform and the shifting of school financing from the property tax to sales and income taxes, it is appropriate to evaluate the impact of local property tax abatement decisions on state general fund revenues.

- 4. The proposed amendment to require counties to submit an annual report on all exempt real and personal property to the Property Tax Valuation Division. We also support the requirement for the Director of PVD to issue an annual report to both standing committees on taxation at the beginning of each regular session.**

Although some IRB and EDX abatement numbers are available through the State Board of Tax Appeals (SBOTA), the data only reflect the maximum amount of bond authorizations and not necessarily the value of the exempt property. The information SBOTA can provide only reflects the year in which the bond allocation or EDX exemption was approved and does not reflect any subsequent changes in valuation. In addition, given available data, it is impossible to account for the fact that the actual amount of bonds issued may have been less than the amount authorized.

Current law requires owners of IRB and EDX abated property to file an annual exemption claim with their city or county clerk. Appraisers are also required by that same law to appraise all exempt property annually. The clerk of the city or county then uses those appraisals to determine whether the property continues to meet all terms and conditions for granting the exemption originally. Although the annual exemption claims are currently required by PVD, this information has not been made available to PVD or the Legislature. Requiring the counties to formally report this information will provide quantitative data currently not available to guide state lawmakers in future decisions concerning property tax policy.

Kansas Inc. and the Action Planning Committee on Business Tax and Incentives oppose several provisions of House Bill 2555, including:

- 1. Restricting the use of IRB abatements to manufacturing, research and development, or warehousing.**

The Committee felt strongly that communities have used the IRB tax abatement authority in a responsible manner and that its use for projects beyond those to which EDX exemptions are restricted, is relatively uncommon. The committee contends that when IRB abatement authority is used for purposes other than manufacturing, R&D, or warehousing, it is almost always in response to a unique and genuine need of the community.

- 2. Requiring SBOTA to disapprove any EDX or IRB abatement application where the cost-benefit analysis shows the projected costs to exceed the projected benefits to the state and local governments.**
- 3. Granting SBOTA the authority to disapprove an application on the basis of its perceived merit as determined by SBOTA.**

Presently, SBOTA's role in the EDX and IRB abatement process is to evaluate the legality and technical correctness of an application. It does not, however, make subjective decisions in regard to the economic justification behind the local decision. Based on conversations with SBOTA officials, it is clear that they view this type authority to be outside their capabilities and they do not want this responsibility. We concur.

- 4. Prohibiting property already on tax rolls from being abated.**

Members of the Action Planning Committee contend that this doesn't often happen, and that many communities have policies against it. Economic development practitioners on the committee insist that when this does happen, it is almost always in response to an extreme case, requiring desperate action. Such a situation might occur when a major employer in the city closes, leaving an empty building, equipment, and high unemployment in the community. The Action Planning Committee feels that local governments have used this authority in a very responsible manner in the past and that they should retain this authority and continue to have the latitude to respond to economic emergencies or unique economic opportunities in their communities. We concur.

Conclusion

The capacity of local governments to provide abatement of property taxes on new or expanding firms must be preserved, and the authority of local government to make these judgments retained. At the same time, the Kansas Inc. and the Action Planning Committee recognize the need to ensure that the tax abatement process and system is used in a credible fashion, and meets appropriate standards of accountability. Requirements for local governments to undertake cost-benefit analysis on abatement decisions, to conduct public hearings, to monitor compliance, and to subject tax abatement projects to periodic evaluation are recognized as important measures that will increase accountability.

The Committee urges the continuation of policies which provide flexibility and discretion to local government in deciding on individual abatement and exemption projects based on their merit and specific circumstance. Kansas Inc. and the Action Planning Committee oppose enactment of state measures that would limit the eligibility of projects for abatement and that would subject local abatement decisions to state review and approval.

**Kansas Inc.
Action Planning Committee
Business Tax & Incentives Committee**

Chairman

Carl Koupal, Western Resources

KS Inc. Board of Directors

Jill Docking, AG Edwards

Strategic Planning Committee

Jerry Aday, Mid-America All Indian Center

Gary Reser, Office of the Governor

Nathan Reese, Irsik & Doll Company, Inc.

Professional Advisory Task Force

Tom Riederer, Lenexa Chamber of Commerce

Marvin Wynn, Wichita/Sedwick Partnership for Growth, Inc.

Bud Grant, Kansas Chamber of Commerce & Industry

Jon Daveline, Greater Hutchinson Chamber of Commerce

Susan Neupoth Cadoret, Osborne Dept. of Economic Development

Gerald Cook, Salina Area Chamber of Commerce

Kansas Legislature

Senator Paul Feleciano, Jr.

Senator Audrey Langworthy

Representative Kent Glasscock

Representative Joan Wagnon

State Government

Bill Thompson, Kansas Department of Commerce & Housing

Local Government

Chris McKenzie, League of Kansas Municipalities

Private Sector

John Hayes, Western Resources

Gordon Garrett, Commercial Property Assn. of Kansas

Don Schnacke, Kansas Independent Oil & Gas Assn.

Donald Lilya, Goodyear Tire & Rubber Co.

T. C. Anderson, Kansas Society of CPAs

Gregg Svoboda, SW Bell Telephone Co.

John Garvey, Petroleum Inc.

Tim Witsman, Wichita Chamber of Commerce

Attachment 2

REPORT OF THE ACTION PLANNING COMMITTEE ON
BUSINESS TAXES AND INCENTIVES
KANSAS INC.

INTRODUCTION

"A Kansas Vision" calls for "a stable and competitive tax environment that encourages businesses to invest in people, equipment, and machinery." To this end, the Committee calls for tax policies that reward rather than discourage investment by Kansas firms. Existing tax policy places an undue burden on existing, mature firms and discriminates unfairly against the manufacturing, construction, and oil and gas industries of Kansas. Existing incentives for industrial recruitment must be maintained in an ever increasingly competitive environment.

The capacity of local governments to provide abatement of property taxes on newly locating or expanding firms must be preserved, and the authority of local government to make the judgments on abatement decisions retained. At the same time, the Committee recognizes the need to ensure that the tax abatement process and system is used in a credible fashion, and meets appropriate standards of accountability. Requirements for local governments to undertake cost-benefit analysis on abatement decisions, to conduct public hearings, to monitor compliance, and to subject tax abatement projects to periodic evaluation are recognized as important measures that will increase accountability.

The Committee urges the continuation of policies which provide flexibility and discretion to local government in deciding on individual abatement and exemption projects based on their merit and the specific circumstances. The Committee opposes enactment of state measures that would limit the eligibility of projects for abatement, that would subject local abatement decisions to state review and approval, and that would require "clawbacks" or repayment of abated taxes if originally projected job and investment goals are not met.

The Committee recommends the expansion of specific, state government tax credits and incentives to selected service sector firms. The service sector is now the most rapidly growing industrial sector in Kansas, and continues to be the source of new job growth for our state. The service sector and other non-manufacturing firms deserve the recognition and encouragement of state government through its tax policies and incentive programs. The Committee also recommends that state tax credits and incentives be subjected to periodic evaluation and that the provision of data and information for that purpose be made available to Kansas Inc.

Listed below are the recommendations of the Committee regarding state and local businesses taxes and incentives. These recommendations have been discussed and debated by the Committee and, unless otherwise noted, are endorsed by the members of the Committee.

BUSINESS TAX & INCENTIVES COMMITTEE RECOMMENDATIONS

ENHANCE THE ACCOUNTABILITY AND EFFECTIVENESS OF BUSINESS TAX INCENTIVES

1. **Require governing bodies wishing to grant IRB property tax abatements to follow the same procedures as set forth in statute for EDX abatements. Those requirements are:**

(a) Develop and adopt official policies and procedures for the granting of such exemptions including:

(1) The required preparation of an analysis of the costs and benefits of each exemption prior to the granting of such exemptions;

(2) a procedure for monitoring the compliance of a business receiving an exemption with any terms or conditions established by the governing body for the granting of the exemption;

(b) conduct a public hearing on the granting of such exemption. Notice of the public hearing shall be published at least once seven days prior to the hearing in the official city or county newspaper, as the case requires, and shall indicate the purpose, time and place thereof. In addition to such publication notice, the city or county clerk, as the case requires, shall notify in writing the governing body of the city or county and unified school district within which the property proposed for exemption is located.

2. *Fund the development, testing, reproduction of, and training for the operation of, a cost-benefit analysis model for use by governing bodies in performing the mandatory cost-benefit analysis. The model should include the capacity to analyze the effect of IRB and EDX property tax abatements on state revenues.*

Legislation to appropriate funds for this project should stipulate: (1) that the model consist of PC compatible software, including tutorials and embedded help explanations; (2) that competitive bids be taken for the development of the model, with the competitive request for proposal being prepared under the leadership of the League of Kansas Municipalities; (3) that a committee composed of representatives from the public sector, the Kansas League of Municipalities, and the ultimate users of the model, be formed to approve the request for proposals and to select the contractor.

3. **Require counties to file an annual report to the Property Valuation Division (PVD) on exempt property and IRB exemptions and EDX abatements. PVD would issue an annual report to legislative committees on the amount of exempt IRB and EDX valuation.**

Information from these reports would be used to evaluate the effectiveness of property tax exemptions and provide quantitative data currently not available to guide state lawmakers in future decisions concerning property tax policy.

4. **Provide Kansas Inc. access to the above annual reports to allow for evaluation of the use of IRB exemptions.**
5. **Enable the Department of Revenue to provide Kansas Inc. with specific and detailed information on state income tax credits and sales tax exemptions claimed. Kansas Inc. would use this information to perform annual evaluations of their effectiveness.**

The Department of Revenue would be required to release information regarding the following: 1) Income Tax Credits -- Kansas Venture Capital, Local Seed Capital Pools, Research & Development Income Tax Credit, Job & Investment Tax Credit, High Performance Incentives Program; 2) Sales Tax Exemptions-- Kansas Enterprise Zone Act, High Performance Incentives Program.

TARGET ASSISTANCE AND INCENTIVES TO BUILD ON THE STATE'S COMPETITIVE ADVANTAGE

6. **Extend the existing R&D Tax Credits for an additional two years and undertake an evaluation of its effectiveness to provide the legislature recommendations for continuation or modification of the program. (Currently expires 12/93)**
7. **Expand eligibility under Senate Bill 73, High Performance Firms Incentive Program, to include export-oriented service sector firms and other non-manufacturing export-oriented firms.**

Many of the same arguments for the use of tax incentives for manufacturing can also be applied to these export-oriented service sector firms and other non-manufacturing export-oriented firms. Service sector jobs have contributed the most to Kansas employment gains in recent years (67% of private employment growth between 86-92), and some service firms pay wages comparable to those paid in manufacturing. Export-oriented service firms that derive over 50% of their sales from out-of-state add substantially to the wealth and income of the state.

The Senate Tax committee has asked that Kansas Inc. present a draft definition of "export-oriented service sectors firms" and a listing of other non-manufacturing export-oriented firms that would be included under this new eligibility.

8. **Expand the eligibility for venture capital tax credits to include investments in export-oriented service sector firms, other non-manufacturing export-oriented firms and non-manufacturing high technology companies.**

Current legislation restricts Kansas Venture Capital companies from investing in service sector firms, as well as oil and gas exploration and development, real estate development, banking or lending operations, or retail establishments.

9. Reduce, over a period of 3 years, the severance tax on natural gas to 4.3%, the same rate applied to oil.

The House Tax Committee has recommended a bill to accomplish this to the full House.

10. Repeal the 2.5% sales tax on utilities consumed in manufacturing and production enacted along with school finance reforms.

11. Repeal the 2.5% sales tax on gross receipts received from the service of installing or applying tangible personal property in connection with the original construction of a building or facility or the construction, reconstruction, restorations, replacement or repair of a bridge or highway.

Note: Gary Reeser, Governor's Liaison, as well as Senator Paul Feleciano indicated that they could not support recommendations 9-11.

Senator Audrey Langworthy indicated that her support for recommendations 9 and 10 was contingent on the repeal of the sales tax on construction (recommendation 11).

Jill Docking indicated that her support for recommendations 9-11 were contingent on the development of new revenue producers or cuts in program spending.

Marvin Wynn and Jill Docking recommended that bond council be consulted in the case of recommendation 1, to ensure the new requirements would not impair bond issuance.

**HOUSE COMMITTEE ON TAXATION
THE KANSAS LEGISLATURE**

**EVALUATION OF STATE OF KANSAS
BUSINESS TAX INCENTIVES**

HB 2556

TESTIMONY OF:

**Charles R. Warren
President,
Kansas Inc.**

January 11, 1994

*1/11/94
House Taxation Cmte
Attachment 8*

Kansas Inc. Testimony
HB 2556
January 11, 1994

The purpose of House Bill 2556 is to enable the Department of Revenue to provide Kansas Inc. access to information on the recipients of state income tax credits and sales tax exemptions so that a continuing analysis and evaluation of the effectiveness of these economic development incentives can be undertaken.

In recent years, legislators have consistently asked for hard evidence about the effectiveness of the business incentives they have created. Currently, there is no way, other than through anecdotal examples, to determine whether or not these tax credits and exemptions have achieved their intended purposes. As economic development professionals, we cannot quantitatively support the argument that state incentives have helped attract firms to Kansas, have led to the retention of Kansas companies, or have created or retained jobs in the state. Of course, neither is there any evidence to support the argument that these incentives do not work. We simply do not know the consequences of state tax incentives. The reason for our ignorance is that we do not have access to the data or information about the recipients of the incentives that would enable us to answer those questions. We have received from the Kansas Department of Revenue, from time to time, data on the aggregate dollar amounts of tax credits or exemptions that have been granted. We do not have any data on the specific firms that have used the credits or exemptions, or any information on the jobs that have been created or retained by those firms.

Data on the individual firms or companies that have benefitted from income tax credits is confidential by Kansas statute. This data is reported on the income tax returns of individuals and companies and may not be disclosed by the Department of Revenue to persons outside of the Department. House Bill 2556 would authorize the Department to release selected information from income tax returns to Kansas Inc. for the purpose of evaluation.

Our objective is to ensure that state business incentives are effective and efficient tools in accomplishing the broader goals of increasing jobs and incomes. We believe that it is essential for our incentive programs to be credible and defensible. It is important to periodically analyze and evaluate the utility of these incentives. Feedback through evaluation can lead to refinements in state incentives to make them more effective, or if the costs do not justify the tax benefits that the state provides, periodic evaluation can lead to recommendations to eliminate specific tax incentives.

If H.B. 2556 is enacted, Kansas Inc. will work with the Department of Revenue to obtain a limited amount of selected data on the recipients of these incentives to compile a data base that will enable us to analyze and evaluate the incentives. To conduct this analysis, we need to know the names, addresses, or current locations of the firms that obtained the credits and exemptions, and the dollar amounts of the incentives granted to each individual firm or taxpayer.

It is our intent to develop a methodology and plan for the evaluation of these incentives. We

plan to seek the assistance of an outside consultant to prepare an evaluation plan. That plan will need to include a method of gathering information about the companies that have received incentives, including their current conditions and level of employment. This information would be collected through surveys and interviews conducted by Kansas Inc. staff. The results of the evaluations would be presented to the taxation and economic development committees of the Kansas Legislature with any recommendations for program modifications or terminations.

H.B. 2556 does impose an added responsibility on Kansas Inc. There would be a fiscal impact of modest proportions in the first year (FY 1995), and more significant in later years. However, it is difficult to estimate the exact amount of that impact beyond the first year. We do not know how many companies currently benefit from these incentives making it difficult to judge the extent of the workload that would be required. I would estimate that additional budget expenditures, beyond our current FY 1995 request, of \$18,500 would be necessary for Kansas Inc. to fulfill this responsibility. Those additional expenditures would consist of:

Consultant Contract for Evaluation Plan	\$7,500
1/4 person year, clerical assistance for data entry and secretarial support	6,000
Operating expenses, including postage, duplicating, and supplies.	5,000
Total	\$18,500

Kansas Inc. will maintain the confidentiality of the data provided to it by the Department of Revenue. We will not disclose or furnish any external reports containing data or information on individual firms or taxpayers, nor do we intend to provide information that would lead to the identification of any single taxpayer or business.

I would like to suggest a minor change in the language of new section 1. The following phrase (in italics) should be added to the last sentence in the opening paragraph of Section 1:

Upon specific written request by the President of Kansas Inc., "the secretary of revenue shall provide data ..."

This would ensure that the Department of Revenue would only have to respond to a detailed and written request for information and would not be required to provide Kansas Inc. voluminous amounts of information or computer print-outs. It would also enable both agencies to determine the exact data and format of the information that would be released.

I urge your support of H.B. 2556. This bill will enable Kansas Inc. to provide the legislature the information it has long demanded and will enable us to ensure that our tax expenditures for incentives are effective in achieving our economic development goals.

**HOUSE COMMITTEE ON TAXATION
THE KANSAS LEGISLATURE**

**PROPOSAL TO DEVELOP A UNIFORM COST-BENEFIT MODEL
FOR KANSAS LOCAL GOVERNMENTS**

HB 2557

Testimony of:

**Charles R. Warren
President,
Kansas Inc.**

January 11, 1994

*V/11/94
House Taxation Cmte
Attachment 9*

**PROPOSAL TO DEVELOP A UNIFORM COST-BENEFIT MODEL
FOR KANSAS LOCAL GOVERNMENTS
HB 2557**

During the 1993 Interim, The House Tax Committee received testimony on the need for a uniform cost-benefit model to be used by local governments in their decision making process for the granting of property tax abatements and exemptions. Under current law, a cost-benefit analysis must be conducted by local government prior to the granting of an abatement of property taxes under the constitutional amendment. Under House Bill 2555, this requirement would be extended to exemptions granted for property financed with an industrial revenue bond. While there is a requirement for a cost-benefit analysis, no requirements are in place under state law that identify the methodology or form of such analysis. Local governments have been left to their own resources to conduct such analysis.

Currently, cost-benefit models of various types are being utilized in Kansas. Most local governments have relied upon methodologies developed by Dr. David Darling, Kansas State University, and refined by the Institute for Public Policy and Business Research at the University of Kansas. The models being used range from very sophisticated, computer based programs to manual forms containing limited information on costs and benefits to localities.

Kansas Inc. recommends that H.B. 2557 be enacted to provide state funding for the development of a cost-benefit methodology or model for use by local governments to analyze local property tax abatements. The bill would enable the following process to be undertaken:

1. An appropriation of funds from the Economic Development Initiatives Fund for the development, testing, and reproduction of the model to be distributed free-of-charge to Kansas cities and counties. The model should consist of software and user manuals. It should be capable of being used in a personal computer environment and include tutorials and embedded help explanations.
2. The development of a Request for Proposals (RFP) to solicit competitive bids from private firms, consultants, non-profit organizations or universities for the development of a cost-benefit model.
3. The specifications of the model and the work of the contractor should be guided and approved by a six member Committee On Tax Abatement Methodology appointed by the Governor and composed of the following members:
 - a. The President of Kansas Inc.
 - b. The Director of the Division of Property Valuation, or a designated member of its staff.
 - c. The Chairman of the Board or Tax Appeals, or a designated member of its staff.
 - d. A municipal official who is a member of The League of Kansas Municipalities nominated by its board of directors.

- e. A county government official who is a member of the Kansas Association of Counties nominated by its board of directors; and,
- f. A person who is active in local economic development and industrial recruitment, nominated by the Commanding General of the Kansas Cavalry.

This committee would approve the final model prepared by the contractor and certify it for use by local governments and in the approval process of the Board of Tax Appeals.

An Appropriation of \$100,000 from the EDIF for Fiscal Year 1995 should be made to Kansas Inc. for the following purposes:

1. A contract of \$40,000 to the Kansas League of Municipalities for the development of the RFP, specifications for the model, and a plan for its pilot testing among local government users. The League would also be responsible for training and technical assistance to local governments in use of the model. The contract should include necessary funds for staffing and support of the committee, including per diem and travel for non-state members.
2. A contract not to exceed \$60,000 to prepare the cost-benefit model.

All expenditures and contracts from the appropriation would require prior approval of the Committee.

Advantages of a uniform cost-benefit model

A uniform cost-benefit model for use by local governments statewide would provide several advantages to the state and its localities. It would:

- a. ensure that cities and counties include all appropriate and relevant factors in their analysis of costs and benefits of granting abatements.
- b. enable both large and small local governments to analyze the impact of tax abatements in a cost-effective and efficient manner.
- c. provide a common format for review and analysis of local property tax abatements by the Board of Tax Appeals, the legislature, and other state officials.
- d. enable statewide evaluation of the effectiveness of local property tax abatements by providing common data on estimated costs and benefits for firms receiving abatements or exemptions.

The sentence mandating the use of the model should be deleted from the bill. Mandatory use should be considered after full development and testing of the model and acceptance by local government.

KANSAS ASSOCIATION FOR SMALL BUSINESS

151 N. Main Suite 910 Wichita, Kansas 67202

316-263-0070

January 11, 1994

Chairman Roe, members of the committee, I am Alan Cobb, representing the Kansas Association for Small Business, a group of over 100 manufacturing companies located throughout Kansas.

I wish to highlight one concern regarding HB 2555. Specifically, the requirement of a positive cost/benefit analysis before a Constitutional tax abatement can be granted.

Recently I assisted a company in Wichita through the entire tax abatement procedure. The company is Brittain Machine Co.; an aircraft component parts manufacturer that began their expansion with 120 employees.

At the time the KU Cost/Benefit analysis was run, Britain had hired 50 new employees at an average annual salary of \$25,860. Their planned capital investment was \$500,000 in real estate and \$3.67 million in new equipment and machinery. Despite these impressive numbers, the benefit to cost ratio came out to .8 to 1. According to this complex economic model with over 200 variable inputs, this expansion nonetheless had more costs than benefits. It certainly seems that Britain Machine is exactly the kind of company for which Constitutional abatements were originally intended to assist. It does not seem prudent to base economic development solely on the result of a model that may not be truly indicative of the project's feasibility.

Perhaps the greatest drawback of the KU Model is the noticeable lack of statewide benefits as a statistical input. I believe a model accounting for statewide costs and benefits rather than focusing solely on the local impact resulting from Britain expansion would have yielded a different result. We certainly support the additional requirement contained in HB 2555, namely requiring a cost/benefit model to account for the effect of the exemption on state revenue.

Cost/benefit models serve as a useful and important tool for local government officials as they determine the merits of an individual tax abatement application. However, to base a decision whether to grant an abatement solely on the outcome of one economic model forces the local official to take a myopic view when considering economic development projects.

1/11/94

House Taxation Cmte
Attachment 10

House Tax -- 1994 Carryover Bill List

HB 2002	Indian Tax Compacts -- Dept of Rev authorized to negotiate and state jurisdiction relinquished
HB 2003	Motor Vehicle Tax -- Reduction of Assessment Level to 25% and minimum tax increased to \$18
HB 2006	Property Tax -- Library mill levy limits increased by 2 mills
HB 2027	Property Tax -- Exemption of Newton City-County Airport
HB 2065	Property Tax -- Agents authorized to complete real estate sales-validation questionnaires
HB 2114	Sales Tax -- Contractors, Subcontractors and Repairmen
HB 2148	Sales Tax -- Repeals Tax on Original Construction Labor Svcs
HB 2163	Sales and Transient Guest Taxes -- Certain Rental Agreements
HB 2164	Property Tax -- Cities and Counties required to levy to offset loss attributable to eco devo exemptions with revenue from additional levy earmarked for schools.
HB 2165	Property Tax -- Clarifies college frats and sororities at 11.5%
HB 2173	Local Sales Tax -- Repealed on motor vehicles and replaced with local use tax collected by co treasurers at registration
HB 2208	Property Tax -- Accelerates local budget process and requires county clerks to notify taxpayers of "preliminary" tax levies
HB 2224	Cig and Tob Products Taxes -- Increases with new money earmarked for tobacco-related disease prevention
HB 2251	Motor Vehicle Tax -- staggered registration abolished, and due dates changed to December 20 and June 20
HB 2275	Property Tax -- Escrow agents must notify mortgagors of tax liability information received from county
HB 2280	Property Tax -- Exemption for certain non-profit corporations organized to support religious ministry to children.
HB 2283	Local Sales Tax -- Counties could exempt orig constr labor svcs
HB 2284	Local Sales Tax -- Dept of Revenue must enforce city charters
HB 2301	Sales Tax -- Labor svcs exemption for modular homes shipped to other states
HB 2327	Sales and Use -- Interest on delinquencies computed daily (more)

*House Taxation
Committee*

*1/11/94
Attachment 11*

HB 2352	Sal Tax -- Repeals Tax on Origin Construction Labor and replaces USD \$ with Gaming revenues Fund trans.
HB 2374	Sales Tax -- Exemption for food (for off-premise consumption)
HB 2471	Division of Trusts -- Trusts could be divided for tax purposes without judicial proceedings
HB 2512	Property Tax -- Persons who previously held redemption rights prohibited from repurchasing real estate at tax sales
HB 2515	Property Tax -- Co appr could contract with indep contractors to assist with certain functions
HB 2516	Sales Tax -- Revisor's Technical Cleanup Amendments
HB 2525	Sales Tax -- Exemption of propane gas for agricultural use
HB 2535	Property Tax -- Def of public utility changed, thus reducing assessment level on certain property
HB 2555 (Interim)	Property Tax Exemptions -- IRB exemptions restricted to same purposes as EDX exemptions; SBOTA must OK all exemptions
HB 2556 (Interim)	Income and Sales Tax Data -- Revenue must release to KS, Inc to evaluate cost-effectiveness of eco devo tax incentives
HB 2557 (Interim)	Prop Tax Exemption Cost-Benefit Model -- KS, Inc required to develop; locals required to use the KS, Inc model
HB 2558 (Interim)	Local Motor Fuels Taxes -- Municipal Airports Authorized levy local motor fuels taxes
HCR 5014	Const Am -- Provides for Statewide Election of PVD Director
HCR 5017	Const Am -- Aggregate tax levy limitation on state and locals
SB 97	Property Tax -- Use sales from 4 previous years for ratio study
SB 99	Sales Tax -- Exemption for nursery equipment
SB 156	Use Tax -- Clarify definition of fuel used in processing
SB 171	Sales Tax -- Exemption for certain tournament entry fees
SB 203	Sales and Severance -- Original "Trifecta" bill
SB 250	Property Tax -- Payments by electronic funds transfer
SB 253	Property Tax -- Exemption for non-profit adult care homes
SB 258	Property Tax -- Exclusion of certain sales from ratio study

HOUSE COMMITTEE ON TAXATION

COMMITTEE MEETINGS*

The House Committee on Taxation met in Topeka on June 14-15 and on September 9-10, 1993. Minutes from the two meetings are on file in the Division of Legislative Administrative Services and material provided to the Committee by staff can be obtained from the Legislative Research Department.

COMMITTEE ACTIVITIES

Topics studied or monitored by the Committee during its meetings included: motor fuel "flowage fees" levied by municipal airports; the rental car excise tax enacted in 1991; litigation concerning potential payment of income tax refunds to retired military personnel; sales tax on original construction labor services; severance tax on natural gas; a recreational vehicle tax proposal; assessment level on certain not-for-profit property; impact of the new property classification amendment on assessed valuation; other changes in 1993 assessed valuation; the implications of assessed valuation changes for school finance; local sales tax provisions; tax policy and economic development; 1993 H.B. 2535 regarding the assessment level of certain telecommunications and radio common carrier property; Legislative Post Audit Report 93-39 on uniformity and equality in the property tax system; and 1993 S.B. 230 regarding income tax credits for community service organization contributions.

Motor Fuel Flowage Fees

Department of Revenue staff briefed the Committee on the implications of the Kansas Supreme Court decision in *Executive Aircraft Consulting v. City of Newton* for municipal airports levying flowage fees. The *Executive Aircraft* decision held that Newton's fees were really a local motor fuel tax prohibited by state law. Newton city and airport officials later requested that the Committee introduce legislation authorizing airports to again levy the taxes.

Rental Car Excise Tax

Staff presented data on the rental car excise tax which was implemented in 1991. Staff found that Indiana and Arizona, which have rental car taxes and property taxes on motor vehicles similar to those in place in Kansas, do not exempt rental vehicles from the property tax. Based on a study by the Department of Revenue, Kansas local units annually are receiving \$700,000 to \$800,000 less in excise tax receipts relative to what they would receive if rental vehicles again were subject to the property tax.

Military Retirants Refunds

Department of Revenue staff kept the Committee apprised of the implications of the *Harper v. Virginia* U.S. Supreme Court decision on the *Barker v. Kansas* case in Shawnee County District Court. The Department also discussed the negotiations which were taking place between state officials and attorneys for the military retirees regarding a potential settlement.

* H.B. 2558, H.B. 2555, H.B. 2557, and H.B. 2556 accompany this report.

1/11/94
House Taxation Cmte
Attachment 12

Sales Tax on Labor Services

The Department of Revenue gave the Committee information on FY 1993 receipts and estimated FY 1994 receipts from original construction labor services. The \$25.7 million figure used during the 1993 Session for FY 1994 receipts still had not been revised by the Department. The Department also explained audit and other enforcement activities to the Committee.

Severance Tax on Natural Gas

Staff briefed the Committee on all 1993 tax bills passed by the Legislature, including several vetoed by the Governor. Included within this presentation was a discussion of provisions in two of the vetoed bills which would have phased in a reduction in the severance tax on natural gas.

Recreational Vehicle Tax

Another provision in two of the tax bills vetoed by the Governor related to a proposal implementing a new tax system for recreational vehicles. The new property classification amendment adopted by voters in November, 1992 authorized the Legislature to establish such a system.

Assessment Level on Not-for-Profit Property

The new classification amendment further authorized the Legislature to provide for a reduced assessment level (to 12 percent) on certain not-for-profit property owned and operated by 501(c) groups and organizations. (Legislation to implement this provision also was vetoed by the Governor in 1993.) Staff presented evidence that not-for-profit real property in certain counties was being assessed at 25 percent, notwithstanding the fact that the Director of the Property Valuation Division (PVD) had told county appraisers that such property was to be assessed at 30 percent.

Assessed Valuation for 1993

Staff presented information from the preliminary (July 15) abstract regarding 1993 assessed valuation by class of property within each county. Staff also compared the actual impact of the new classification amendment with the estimated impact and the actual growth in valuations from 1992 to 1993 with the estimated growth. Finally, staff compared the 1993 preliminary assessed valuation statewide with what had been estimated for school finance purposes and concluded that the 33 mill mandatory USD general fund levy would raise approximately \$11.4 million more for tax year 1993 than had been assumed during the 1993 Session.

Local Sales Taxes

Staff presented information on the history and current utilization of the sales tax by cities and counties. As of July 1, 1993, 134 cities and 63 counties were imposing taxes. Junction City has the highest combined sales tax rate in the state at 7.15 percent (4.9 percent state; 1.25 percent Geary County; 1.0 percent Junction City).

Economic Development

The Committee received a number of reports from staff and from Kansas Inc. regarding economic development issues. Committee discussions centered on developing an overall economic development vision and strategy and on improving the accountability and targeting of certain tax incentives.

Assessment of Telecommunications Property – H.B. 2535

The Committee held a public hearing on 1993 H.B. 2535 regarding the assessment level on certain telecommunications and radio common carrier property. PVD officials said that the state would no longer be required to centrally-assess such property if the bill were to be enacted in its present form. The Committee also discussed whether the Legislature could statutorily reclassify property.

Post Audit Report on Property Tax

The Division of Legislative Post Audit presented Report 93-39 and explained the legislative recommendations contained therein. PVD Director Dave Cunningham also then responded to the administrative recommendations made in the report.

Income Tax Credit for Health Care – S.B. 230

The Committee discussed the proposed corporation income tax credits for contributions to community service organizations which would be authorized by S.B. 230.

CONCLUSIONS AND RECOMMENDATIONS

The Committee concludes that municipal airports need additional financing tools and recommends H.B. 2558 authorizing them to levy local motor fuels taxes. All such taxes will be required to be reported to the Kansas Department of Revenue.

Committee members requested that the Department of Revenue continue to monitor the number of rental cars registered in Kansas and the number of rental car agencies applying for the motor vehicle tax exemption.

The Committee concludes that the proposed severance tax reduction on natural gas is appropriate and recommends House Sub. S.B. 324 favorably for passage. That bill would reduce the effective rate on natural gas from 7 percent to 6 percent on July 1, 1994; to 5 percent on July 1, 1995; and to 4.33 percent on July 1, 1996. The FY 1995 fiscal impact (based on the April, 1993 Consensus estimates of FY 1994 price and taxable production remaining constant) would be a reduction in receipts of \$8.2 million -- \$7.6 million to the State General Fund (SGF) and \$0.6 million to the County Mineral Production Tax Fund (CMPTF). By the time the reduction is fully phased in, SGF receipts would be reduced by \$24.6 million annually and CMPTF receipts by \$1.9 million annually. (These estimates will be revised in November, 1993).

The recreational vehicle tax proposal, twice vetoed by the Governor in 1993, deserves reconsideration. To establish a new tax system starting in 1995 for recreational vehicles "designed primarily as

living quarters for recreational, camping, vacation, or travel use," the Committee recommends House Sub. S.B. 191 favorably for passage.

Another legislative power granted by the new classification amendment was the ability to implement the 12 percent assessment level for those not-for-profit groups selected by the Legislature. The Committee concludes that the reduction should apply starting in tax year 1994 on all taxable real property owned and operated by 501(c)(3), 501(c)(4), 501(c)(8), and 501(c)(10) organizations. The reduction also should apply to certain taxable real property owned and operated by 501(c)(2) organizations if such property is leased to a 501(c)(8) organization. So that these reductions will be made, the Committee recommends House Sub. S.B. 157 favorably for passage.

The Committee finds that the tax credits for contributions to "community service organizations" as proposed by S.B. 230 as it passed the Senate are too broad. The Committee recommends that the credits be limited to only those contributions for the financing of "health care services." The Committee recommends that S.B. 230 be so amended and be passed favorably as amended.

In response to Committee discussion regarding property tax issues, the Chairman agreed to request that PVD, local officials, and State Board of Tax Appeals (SBOTA) members form a "working group" to analyze many of the issues associated with the Post Audit study and District Judge Terry Bullock's court order. The Chairman said that it was his hope that such a working group would produce a package of legislative recommendations not later than December 1.

With respect to economic development tax incentives, the Committee finds that property tax exemptions granted through the issuance of IRBs could be much better targeted and have much better accountability. Toward that end, the Committee recommends H.B. 2555 to allow IRB exemptions only for businesses engaged in manufacturing, warehousing, and research and development. The Committee does encourage the Legislature in the future look at expanding the IRB exemption purposes to include certain service-sector industries, provided that a good definition of "high-paying, export-oriented services" can be crafted. The Committee further recommends that all locally-granted property tax exemptions be required to have a cost-benefit analysis completed before any exemptions are granted by SBOTA. SBOTA would be prohibited from granting any exemptions where projected costs exceed projected benefits. SBOTA also would have discretionary authority to reject other exemptions where projected benefits exceed projected costs. The legislation also would require counties to provide data regarding exempt real and personal property; prohibit cities and counties from exempting any property already on the tax rolls; and require public hearing and notification procedures prior to the granting of any exemptions.

Additional legislation on this topic, H.B. 2557, would require Kansas Inc. to develop or adapt a uniform cost-benefit model for all locally-granted property tax exemptions. The model would be made available to all cities and counties and would become the mandatory methodology for all local units' cost-benefit analyses.

The Committee recommends H.B. 2556 to require the Department of Revenue to release information to Kansas Inc. regarding economic development income tax credits and sales tax exemptions and that Kansas Inc. evaluate the data and make reports regarding the cost-effectiveness of the credits and exemptions.

The Chairman agreed to ask for an Attorney General's opinion regarding the constitutionality of H.B. 2535.

Finally, the Committee reports the following bills adversely: H.B. 2185; H.B. 2209, H.B. 2418, and H.B. 2539.

TO: Ben, Richard
FROM: Chris
RE: Final 1993 Property Tax Data and Impact on School Finance

Assessed Valuation

The final statewide assessed valuation for 1993 is:

\$14,870,086,015

or \$378,675,464 more than the est used
during the 93 Session of \$14,491,410,551

So the tax year 1993 33 mill mandatory USD general fund levy raises

\$12,496,290 more than the 93 Session est

The final number is \$32,383,050 more than the 93 Prelim

of \$14,837,702,965

So the levy will raise \$1,068,641 more than what we thought
after July

The new estimate is that assessed valuation would have been

\$15,175,883,896 if voters had not adopted
the new classification
amendment

So assessed value is (\$305,797,881) less than it would have been,

and 33 mills raises (\$10,091,330) less than it would have if the
new amendment had failed

1/11/94

House Taxation Cmte
Attachment 13

Comparing 93 Prelim with 93 Final

	<u>93 PRELIM</u>	<u>93 FINAL</u>	<u>PRELIM - FINAL CHANGE</u>
<u>URBAN REAL ESTATE</u>			
RESIDENTIAL	4,238,842,223	4,237,559,016	(1,283,207)
VACANT LOTS	110,303,391	109,670,413	(632,978)
ALL OTHER INCL C&I REAL	2,419,799,729	2,412,866,276	(6,933,453)
ALL OTHER	25,326,196	23,956,955	(1,369,241)
FRATERNAL	0	0	0
C&I REAL	2,394,473,533	2,388,909,321	(5,564,212)
AG IMPROVEMENTS	1,686,182	1,705,134	18,952
AG LAND	5,835,566	5,854,835	19,269
TOTAL URBAN REAL	6,776,467,091	6,767,655,674	(8,811,417)
<u>RURAL REAL ESTATE</u>			
RESIDENTIAL	849,367,964	849,551,613	183,649
VACANT LOTS	21,126,778	21,088,069	(38,709)
ALL OTHER INCL C&I REAL	328,306,729	326,401,780	(1,904,949)
ALL OTHER	18,495,022	17,144,267	(1,350,755)
FRATERNAL	0	0	0
C&I REAL	309,811,707	309,257,513	(554,194)
AG IMPROVEMENTS	106,909,861	108,127,929	1,218,068
AG LAND	1,321,404,258	1,322,537,084	1,132,826
TOTAL RURAL REAL	2,627,115,590	2,627,706,475	590,885
TOTAL REAL	9,403,582,681	9,395,362,149	(8,220,532)
<u>URBAN TANGIBLE PERSONAL</u>			
TOTAL GAS AND OIL	3,570,344	3,771,548	201,204
LOW PROD GAS AND OIL	718,250	732,894	14,644
ALL OTHER GAS AND OIL	2,852,094	3,038,654	186,560
BUS MACH & EQ	803,843,700	812,229,861	8,386,161
ALL OTHER PERSONAL	62,764,346	61,792,054	(972,292)
MOBILE HOMES	23,087,260	23,552,482	465,222
MOTOR VEHICLES	41,931,581	49,843,733	7,912,152
TOTAL URBAN PERSONAL	935,197,231	951,189,678	15,992,447
<u>RURAL TANGIBLE PERSONAL</u>			
TOTAL GAS AND OIL	1,382,560,455	1,386,656,432	4,095,977
LOW PROD GAS AND OIL	89,154,838	89,451,988	297,150
ALL OTHER GAS AND OIL	1,293,405,617	1,297,204,444	3,798,827
BUS MACH & EQ	288,844,817	291,467,442	2,622,625
ALL OTHER PERSONAL	38,881,256	40,007,215	1,125,959
MOBILE HOMES	13,455,870	13,825,216	369,346
MOTOR VEHICLES	73,084,174	76,292,265	3,208,091
TOTAL RURAL PERSONAL	1,796,826,572	1,808,248,570	11,421,998
TOTAL PERSONAL	2,732,023,803	2,759,438,248	27,414,445
PUBLIC SERVICE CORP	2,545,145,463	2,558,336,283	13,190,820
UTILITY INVENTORY	43,327,429	43,327,429	0
RAILROADS	113,623,589	113,621,906	(1,683)
TOTAL STATE ASSESSED	2,702,096,481	2,715,285,618	13,189,137
TOTAL ASSESSED VALUATION	14,837,702,965	14,870,086,015	32,383,050

County	1991 TOTAL ASSESSED VALUATION	1992 TOTAL ASSESSED VALUATION	1992 Base Adjusted for Classification	1993 TOTAL ASSESSED VALUATION*	Change in Valuation 1991-92	Actual Change in Valuation 1992-93	Val Change from Adjusted 92 Base 1992-93	Pct Change from Adjusted 92 Base 1992-93
Allen	\$53,747,285	\$53,773,265	\$53,501,071	\$54,472,190	\$25,980	\$698,925	\$971,119	1.82%
Anderson	37,301,497	37,708,720	37,810,871	\$37,878,932	407,223	170,212	68,061	0.18%
Atchison	58,704,444	59,915,029	59,120,383	\$59,877,020	1,210,585	(38,009)	756,637	1.28%
Barber	56,771,256	54,035,797	53,609,183	\$51,251,433	(2,735,459)	(2,784,364)	(2,357,750)	-4.40%
Barton	150,854,907	144,619,724	141,923,842	\$140,021,488	(6,235,183)	(4,598,236)	(1,902,354)	-1.34%
Bourbon	51,266,910	51,673,457	50,256,669	\$50,475,317	406,547	(1,198,140)	218,648	0.44%
Brown	50,001,334	50,055,096	49,513,025	\$50,439,018	53,762	383,922	925,993	1.87%
Butler	219,361,615	218,076,574	211,913,010	\$229,485,533	(1,285,041)	11,408,959	17,572,523	8.29%
Chase	21,975,363	21,950,370	22,144,704	\$22,281,891	(24,993)	331,521	137,187	0.62%
Chautauqua	21,386,575	21,607,356	21,689,332	\$22,013,714	220,781	406,358	324,382	1.50%
Cherokee	73,521,889	75,534,501	75,392,666	\$82,202,427	2,012,612	6,667,926	6,809,761	9.03%
Cheyenne	28,299,640	27,493,225	27,008,142	\$26,607,119	(806,415)	(886,106)	(401,023)	-1.48%
Clark	30,743,337	28,887,707	29,244,960	\$30,314,486	(1,855,630)	1,426,779	1,069,526	3.66%
Clay	40,294,223	40,353,571	39,773,201	\$40,743,388	59,348	389,817	970,187	2.44%
Cloud	44,130,884	43,777,597	43,734,330	\$44,433,553	(353,287)	655,956	699,223	1.60%
Coffey	544,769,428	537,388,537	590,403,574	\$579,676,805	(7,380,891)	42,288,268	(10,726,769)	-1.82%
Comanche	27,200,366	25,171,509	25,013,476	\$26,720,446	(2,028,857)	1,548,937	1,706,970	6.82%
Cowley	143,067,820	144,272,896	142,310,657	\$145,065,372	1,205,076	792,476	2,754,715	1.94%
Crawford	103,414,216	105,483,521	102,836,281	\$107,744,847	2,069,305	2,261,326	4,908,566	4.77%
Decatur	27,089,131	26,546,444	25,990,238	\$25,630,238	(542,687)	(916,206)	(360,000)	-1.39%
Dickinson	80,867,206	80,784,312	79,724,257	\$79,192,103	(82,894)	(1,592,209)	(532,154)	-0.67%
Doniphan	33,626,207	34,947,213	34,111,697	\$35,745,597	1,321,006	798,384	1,633,900	4.79%
Douglas	363,039,968	374,876,043	362,055,049	\$399,405,807	11,836,075	24,529,764	37,350,758	10.32%
Edwards	36,102,534	34,957,770	34,818,418	\$34,786,157	(1,144,764)	(171,613)	(32,261)	-0.09%
Elk	17,915,045	17,543,316	17,602,289	\$18,194,146	(371,729)	650,830	591,857	3.36%
Ellis	149,579,187	142,095,703	136,939,025	\$140,147,338	(7,483,484)	(1,948,365)	3,208,313	2.34%
Ellsworth	41,212,758	56,068,859	53,592,879	\$57,185,442	14,856,101	1,116,583	3,592,563	6.70%
Finney	282,771,905	284,044,243	279,975,337	\$275,543,142	1,272,338	(8,501,101)	(4,432,195)	-1.58%
Ford	152,185,056	150,269,654	145,252,954	\$144,628,738	(1,915,402)	(5,640,916)	(624,216)	-0.43%
Franklin	81,545,675	83,871,500	82,796,924	\$84,084,297	2,325,825	212,797	1,287,373	1.55%
Geary	86,118,017	87,853,285	84,112,554	\$86,509,506	1,735,268	(1,343,779)	2,396,952	2.85%
Gove	34,490,126	32,282,146	31,610,759	\$31,193,491	(2,207,980)	(1,088,655)	(417,268)	-1.32%
Graham	38,731,123	36,945,819	36,475,436	\$34,830,347	(1,785,304)	(2,115,472)	(1,645,089)	-4.51%
Grant	256,378,677	250,273,314	241,850,142	\$294,681,977	(6,105,363)	44,408,663	52,831,835	21.84%
Gray	45,697,351	44,203,640	43,264,726	\$42,652,571	(1,493,711)	(1,551,069)	(612,155)	-1.41%
Greeley	27,564,628	27,544,957	27,003,985	\$27,299,485	(19,671)	(245,472)	295,500	1.09%
Greenwood	43,920,878	43,174,535	43,597,539	\$45,112,622	(746,343)	1,938,087	1,515,083	3.48%
Hamilton	42,334,847	41,382,562	40,437,782	\$44,091,522	(952,285)	2,708,960	3,653,740	9.04%
Harper	53,808,819	49,090,182	48,483,494	\$46,258,143	(4,718,637)	(2,832,039)	(2,225,351)	-4.59%
Harvey	123,625,115	126,029,397	122,494,174	\$125,664,783	2,404,282	(364,614)	3,170,609	2.59%
Haskell	116,405,144	114,477,189	111,032,934	\$128,639,635	(1,927,955)	14,162,446	17,606,701	15.86%

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Hodgeman	26,354,738	25,255,419	24,807,344	\$24,333,541	(1,099,319)	(921,878)	(473,803)	-1.91%
Jackson	39,111,556	41,255,009	40,823,317	\$43,323,434	2,143,453	2,068,425	2,500,117	6.12%
Jefferson	61,262,156	63,432,710	62,789,248	\$64,166,320	2,170,554	733,610	1,377,072	2.19%
Jewell	26,511,090	26,371,682	26,352,250	\$25,958,078	(139,408)	(413,604)	(394,172)	-1.50%
Johnson	2,725,876,105	2,718,930,065	2,573,929,116	\$2,809,495,863	(6,946,040)	90,565,798	235,566,747	9.15%
Kearny	185,166,017	178,172,609	173,368,439	\$193,955,096	(6,993,408)	15,782,487	20,586,657	11.87%
Kingman	73,133,670	68,850,777	71,103,030	\$68,671,365	(4,282,893)	(179,412)	(2,431,665)	-3.42%
Kiowa	50,434,580	49,678,128	50,025,716	\$50,610,981	(756,452)	932,853	585,265	1.17%
Labette	70,873,102	71,554,040	71,322,571	\$71,559,940	680,938	5,900	237,369	0.33%
Lane	26,874,291	25,991,268	25,234,796	\$23,347,215	(883,023)	(2,644,053)	(1,887,581)	-7.48%
Leavenworth	200,109,991	201,996,455	195,241,801	\$209,608,192	1,886,464	7,611,737	14,366,391	7.36%
Lincoln	22,837,469	23,718,380	23,804,927	\$22,406,408	880,911	(1,311,972)	(1,398,519)	-5.87%
Linn	130,051,403	132,099,219	144,690,599	\$145,381,960	2,047,816	13,282,741	691,361	0.48%
Logan	25,648,089	26,646,060	26,150,767	\$25,307,820	997,971	(1,338,240)	(842,947)	-3.22%
Lyon	125,822,541	127,525,613	123,653,226	\$127,698,683	1,703,072	173,070	4,045,457	3.27%
Marion	57,945,116	58,604,671	57,452,487	\$57,496,799	659,555	(1,107,872)	44,312	0.08%
Marshall	53,254,422	53,623,009	52,972,838	\$54,320,058	368,587	697,049	1,347,220	2.54%
McPherson	156,099,568	158,557,311	155,489,049	\$159,103,680	2,457,743	546,369	3,614,631	2.32%
Meade	65,142,089	58,280,884	70,255,446	\$68,164,300	(6,861,205)	9,883,416	(2,091,146)	-2.98%
Miami	96,259,171	99,328,794	99,012,068	\$102,940,472	3,069,623	3,611,678	3,928,404	3.97%
Mitchell	34,513,234	33,689,574	32,923,297	\$32,547,011	(823,660)	(1,142,563)	(376,286)	-1.14%
Montgomery	144,880,393	140,677,289	140,426,213	\$139,557,902	(4,203,104)	(1,119,387)	(868,311)	-0.62%
Morris	33,162,774	34,038,218	33,846,027	\$34,971,507	875,444	933,289	1,125,480	3.33%
Morton	117,398,779	107,065,955	106,912,147	\$126,468,284	(10,332,824)	19,402,329	19,556,137	18.29%
Nemaha	50,520,932	50,531,757	49,512,224	\$52,396,030	10,825	1,864,273	2,883,806	5.82%
Neosho	54,990,617	55,451,798	54,230,084	\$55,139,111	461,181	(312,687)	909,027	1.68%
Ness	52,073,105	48,239,285	47,211,395	\$46,948,199	(3,833,820)	(1,291,086)	(263,196)	-0.56%
Norton	27,692,965	27,429,605	27,186,206	\$27,032,961	(263,360)	(396,644)	(153,245)	-0.56%
Osage	56,568,119	58,691,011	57,792,850	\$58,597,045	2,122,892	(93,966)	804,195	1.39%
Osborne	26,977,283	25,905,264	25,696,995	\$24,725,108	(1,072,019)	(1,180,156)	(971,887)	-3.78%
Ottawa	32,424,747	32,958,568	33,027,579	\$32,457,714	533,821	(500,854)	(569,865)	-1.73%
Pawnee	49,416,530	47,657,957	46,899,661	\$46,414,435	(1,758,573)	(1,243,522)	(485,226)	-1.03%
Phillips	41,055,639	39,321,038	38,391,451	\$38,906,110	(1,734,601)	(414,928)	514,659	1.34%
Pottawatomie	265,895,381	272,543,324	298,565,249	\$296,913,421	6,647,943	24,370,097	(1,651,828)	-0.55%
Pratt	70,756,590	69,251,841	72,807,440	\$71,715,356	(1,504,749)	2,463,515	(1,092,084)	-1.50%
Rawlins	29,737,339	30,301,712	29,974,130	\$27,231,063	564,373	(3,070,649)	(2,743,067)	-9.15%
Reno	292,494,591	288,457,151	279,317,670	\$280,772,079	(4,037,440)	(7,685,072)	1,454,409	0.52%
Republic	35,255,592	34,262,621	33,840,200	\$34,224,171	(992,971)	(38,450)	383,971	1.13%
Rice	71,974,602	70,591,496	73,958,793	\$71,925,322	(1,383,106)	1,333,826	(2,033,471)	-2.75%
Riley	169,197,934	170,909,170	162,971,639	\$172,258,988	1,711,236	1,349,818	9,287,349	5.70%
Rooks	53,379,959	48,884,787	48,016,066	\$46,210,082	(4,495,172)	(2,674,705)	(1,805,984)	-3.76%

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County	1991 TOTAL ASSESSED VALUATION	1992 TOTAL ASSESSED VALUATION	1992 Base Adjusted for Classification	1993 TOTAL ASSESSED VALUATION*	Change in Valuation 1991-92	Actual Change in Valuation 1992-93	Val Change from Adjusted 92 Base 1992-93	Pct Change from Adjusted 92 Base 1992-93
Rush	32,428,920	32,297,962	31,771,751	\$32,395,883	(130,958)	97,921	624,132	1.96%
Russell	65,584,750	61,381,838	60,063,824	\$58,509,597	(4,202,912)	(2,872,241)	(1,554,227)	-2.59%
Saline	223,370,139	225,165,760	217,072,614	\$229,746,512	1,795,621	4,580,752	12,673,898	5.84%
Scott	42,047,503	42,872,800	42,302,902	\$41,485,478	825,297	(1,387,322)	(817,424)	-1.93%
Sedgwick	1,962,204,160	2,017,959,768	1,942,796,385	\$2,007,037,441	55,755,608	(10,922,327)	64,241,056	3.31%
Seward	164,837,172	164,089,484	156,979,267	\$177,214,112	(747,688)	13,124,628	20,234,845	12.89%
Shawnee	814,050,185	791,728,327	761,826,779	\$760,451,786	(22,321,858)	(31,276,541)	(1,374,993)	-0.18%
Sheridan	28,326,995	28,745,809	28,429,247	\$27,083,383	418,814	(1,662,426)	(1,345,864)	-4.73%
Sherman	46,776,656	43,672,805	42,490,581	\$42,679,288	(3,103,851)	(993,517)	188,707	0.44%
Smith	28,407,237	28,119,431	27,795,441	\$28,079,540	(287,806)	(39,891)	284,099	1.02%
Stafford	60,893,413	57,082,269	56,518,961	\$53,735,286	(3,811,144)	(3,346,983)	(2,783,675)	-4.93%
Stanton	67,314,426	63,694,111	61,720,940	\$83,645,395	(3,620,315)	19,951,284	21,924,455	35.52%
Stevens	296,336,776	269,373,980	261,529,006	\$295,946,056	(26,962,796)	26,572,076	34,417,050	13.16%
Sumner	109,984,949	109,942,668	108,249,826	\$106,777,217	(42,281)	(3,165,451)	(1,472,609)	-1.36%
Thomas	60,853,522	59,709,631	58,500,571	\$57,448,075	(1,143,891)	(2,261,556)	(1,052,496)	-1.80%
Trego	31,778,936	30,416,148	30,012,084	\$28,892,516	(1,362,788)	(1,523,632)	(1,119,568)	-3.73%
Wabaunsee	32,718,469	33,840,565	33,748,123	\$35,369,567	1,122,096	1,529,002	1,621,444	4.80%
Wallace	21,371,755	21,550,391	21,259,968	\$19,682,099	178,636	(1,868,292)	(1,577,869)	-7.42%
Washington	41,199,836	41,719,288	41,963,199	\$42,718,140	519,452	998,852	754,941	1.80%
Wichita	26,142,607	25,399,450	24,662,041	\$23,794,495	(743,157)	(1,604,955)	(867,546)	-3.52%
Wilson	40,735,210	41,168,390	40,983,267	\$41,807,256	433,180	638,866	823,989	2.01%
Woodson	23,372,430	23,542,412	23,435,310	\$23,801,225	169,982	258,813	365,915	1.56%
Wyandotte	588,886,058	609,535,759	580,731,367	\$583,341,498	20,649,701	(26,194,261)	2,610,131	0.45%
State Total	\$14,630,578,759	\$14,600,781,105	\$14,277,251,774	\$14,870,086,015	(\$29,797,654)	\$269,304,910	\$592,834,241	4.15%

* Includes impact of New Classification Amendment, estimated to reduce assessed valuation by \$324 million on the 1992 base.

SORT: Alphabetical

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<u>Compare the Preliminary and Final Abstracts</u>	<u>1993 PRELIM ASSESSED VALUATION</u>	<u>1993 FINAL ASSESSED VALUATION</u>	<u>Ass Value Change</u>	<u>Percent Change</u>
Allen	\$54,374,059	\$54,472,190	\$98,131	0.18%
Anderson	37,741,578	37,878,932	137,354	0.36%
Atchison	59,826,855	59,877,020	50,165	0.08%
Barber	51,149,228	51,251,433	102,205	0.20%
Barton	139,922,952	140,021,488	98,536	0.07%
Bourbon	50,366,463	50,475,317	108,854	0.22%
Brown	49,132,280	50,439,018	1,306,738	2.66%
Butler	228,736,135	229,485,533	749,398	0.33%
Chase	22,191,857	22,281,891	90,034	0.41%
Chautauqua	22,029,903	22,013,714	(16,189)	-0.07%
Cherokee	82,036,675	82,202,427	165,752	0.20%
Cheyenne	26,612,257	26,607,119	(5,138)	-0.02%
Clark	30,307,403	30,314,486	7,083	0.02%
Clay	40,744,910	40,743,388	(1,522)	-0.00%
Cloud	44,359,197	44,433,553	74,356	0.17%
Coffey	579,625,924	579,676,805	50,881	0.01%
Comanche	25,659,784	26,720,446	1,060,662	4.13%
Cowley	144,013,717	145,065,372	1,051,655	0.73%
Crawford	110,333,602	107,744,847	(2,588,755)	-2.35%
Decatur	25,575,929	25,630,238	54,309	0.21%
Dickinson	78,087,007	79,192,103	1,105,096	1.42%
Doniphan	35,449,660	35,745,597	295,937	0.83%
Douglas	397,897,417	399,405,807	1,508,390	0.38%
Edwards	34,798,987	34,786,157	(12,830)	-0.04%
Elk	18,143,845	18,194,146	50,301	0.28%
Ellis	139,735,459	140,147,338	411,879	0.29%
Ellsworth	56,958,854	57,185,442	226,588	0.40%
Finney	272,242,272	275,543,142	3,300,870	1.21%
Ford	144,341,327	144,628,738	287,411	0.20%
Franklin	84,014,029	84,084,297	70,268	0.08%
Geary	85,806,443	86,509,506	703,063	0.82%
Gove	31,156,286	31,193,491	37,205	0.12%
Graham	34,675,584	34,830,347	154,763	0.45%
Grant	294,231,334	294,681,977	450,643	0.15%
Gray	42,461,857	42,652,571	190,714	0.45%
Greeley	26,969,562	27,299,485	329,923	1.22%
Greenwood	44,615,977	45,112,622	496,645	1.11%
Hamilton	43,885,163	44,091,522	206,359	0.47%
Harper	46,216,763	46,258,143	41,380	0.09%
Harvey	124,308,936	125,664,783	1,355,847	1.09%
Haskell	128,375,588	128,639,635	264,047	0.21%
Hodgeman	24,128,229	24,333,541	205,312	0.85%
Jackson	43,318,591	43,323,434	4,843	0.01%
Jefferson	63,924,935	64,166,320	241,385	0.38%
Jewell	25,924,878	25,958,078	33,200	0.13%
Johnson	2,813,211,459	2,809,495,863	(3,715,596)	-0.13%
Kearny	193,881,446	193,955,096	73,650	0.04%
Kingman	68,576,164	68,671,365	95,201	0.14%
Kiowa	50,640,130	50,610,981	(29,149)	-0.06%
Labette	71,365,890	71,559,940	194,050	0.27%
Lane	23,318,500	23,347,215	28,715	0.12%
Leavenworth	207,514,666	209,608,192	2,093,526	1.01%
Lincoln	22,401,122	22,406,408	5,286	0.02%
Linn	145,310,598	145,381,960	71,362	0.05%
Logan	25,302,792	25,307,820	5,028	0.02%
Lyon	127,151,779	127,698,683	546,904	0.43%

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County and Final Abstracts	1993 PRELIM ASSESSED VALUATION	1994 FINAL ASSESSED VALUATION	Ass Value Change	Percent Change
Marion	57,519,881	57,496,799	(23,082)	-0.04%
Marshall	54,267,748	54,320,058	52,310	0.10%
McPherson	158,839,533	159,103,680	264,147	0.17%
Meade	68,160,529	68,164,300	3,771	0.01%
Miami	102,625,552	102,940,472	314,920	0.31%
Mitchell	32,524,681	32,547,011	22,330	0.07%
Montgomery	138,469,751	139,557,902	1,088,151	0.79%
Morris	34,767,445	34,971,507	204,062	0.59%
Morton	126,257,175	126,468,284	211,109	0.17%
Nemaha	52,357,612	52,396,030	38,418	0.07%
Neosho	55,197,353	55,139,111	(58,242)	-0.11%
Ness	46,947,616	46,948,199	583	0.00%
Norton	26,993,371	27,032,961	39,590	0.15%
Osage	58,445,513	58,597,045	151,532	0.26%
Osborne	24,681,489	24,725,108	43,619	0.18%
Ottawa	32,455,873	32,457,714	1,841	0.01%
Pawnee	47,018,595	46,414,435	(604,160)	-1.28%
Phillips	39,205,177	38,906,110	(299,067)	-0.76%
Pottawatomie	297,032,054	296,913,421	(118,633)	-0.04%
Pratt	71,624,307	71,715,356	91,049	0.13%
Rawlins	27,239,686	27,231,063	(8,623)	-0.03%
Reno	280,161,576	280,772,079	610,503	0.22%
Republic	34,188,463	34,224,171	35,708	0.10%
Rice	71,864,310	71,925,322	61,012	0.08%
Riley	172,941,347	172,258,988	(682,359)	-0.39%
Rooks	46,334,857	46,210,082	(124,775)	-0.27%
Rush	30,299,904	32,395,883	2,095,979	6.92%
Russell	58,015,909	58,509,597	493,688	0.85%
Saline	226,524,370	229,746,512	3,222,142	1.42%
Scott	41,055,329	41,485,478	430,149	1.05%
Sedgwick	2,006,868,724	2,007,037,441	168,717	0.01%
Seward	177,111,127	177,214,112	102,985	0.06%
Shawnee	752,223,609	760,451,786	8,228,177	1.09%
Sheridan	27,059,706	27,083,383	23,677	0.09%
Sherman	44,247,001	42,679,288	(1,567,713)	-3.54%
Smith	28,068,326	28,079,540	11,214	0.04%
Stafford	53,770,637	53,735,286	(35,351)	-0.07%
Stanton	83,654,302	83,645,395	(8,907)	-0.01%
Stevens	295,581,010	295,946,056	365,046	0.12%
Sumner	106,079,710	106,777,217	697,507	0.66%
Thomas	57,516,065	57,448,075	(67,990)	-0.12%
Trego	28,842,578	28,892,516	49,938	0.17%
Wabaunsee	34,969,649	35,369,567	399,918	1.14%
Wallace	19,662,654	19,682,099	19,445	0.10%
Washington	42,870,562	42,718,140	(152,422)	-0.36%
Wichita	23,737,806	23,794,495	56,689	0.24%
Wilson	41,571,338	41,807,256	235,918	0.57%
Woodson	24,004,690	23,801,225	(203,465)	-0.85%
Wyandotte	580,762,226	583,341,498	2,579,272	0.44%
State Total	\$14,837,702,963	\$14,870,086,015	\$32,383,052	0.22%

STATEWIDE ASSESSED VALUATION BY CLASS OF PROPERTY

	<u>1990</u>	<u>1991</u>	<u>1992</u>	<u>FINAL 1993</u>	<u>FINAL 1993 - OLD CLASSIFICATION</u>
<u>URBAN REAL ESTATE</u>					
RESIDENTIAL	4,034,424,403	4,159,404,276	4,240,304,634	4,237,559,016	4,421,800,712
VACANT LOTS	122,918,921	116,217,558	109,933,652	109,670,413	109,670,413
ALL OTHER INCL C&I REAL	2,637,070,883	2,758,997,572	2,710,645,363	2,412,866,276	2,890,648,140
ALL OTHER	0	0	0	23,956,955	23,956,955
FRATERNAL	9,098,098	8,192,335	8,296,935	0	0
C&I REAL	2,627,972,785	2,750,805,237	2,702,348,428	2,388,909,321	2,866,691,185
AG IMPROVEMENTS	3,540,915	3,039,472	3,049,505	1,705,134	2,046,161
AG LAND	6,086,423	6,007,726	6,228,590	5,854,835	5,854,835
TOTAL URBAN REAL	6,804,041,545	7,043,666,604	7,070,161,744	6,767,655,674	7,430,020,261
<u>RURAL REAL ESTATE</u>					
RESIDENTIAL	785,731,001	816,939,409	834,277,962	849,551,613	886,488,640
VACANT LOTS	21,729,961	21,745,035	20,640,857	21,088,069	21,088,069
ALL OTHER INCL C&I REAL	326,583,508	359,064,348	379,865,635	326,401,780	388,253,283
ALL OTHER	0	0	0	17,144,267	17,144,267
FRATERNAL	813,534	767,801	796,107	0	0
C&I REAL	325,769,974	358,296,547	379,069,528	309,257,513	371,109,016
AG IMPROVEMENTS	142,344,269	138,627,747	137,549,293	108,127,929	129,753,515
AG LAND	1,416,202,028	1,397,334,594	1,353,338,873	1,322,537,084	1,322,537,084
TOTAL RURAL REAL	2,692,590,767	2,733,711,133	2,725,672,620	2,627,706,475	2,748,120,590
TOTAL REAL	9,496,632,312	9,777,377,737	9,795,834,364	9,395,362,149	10,178,140,851
<u>URBAN TANGIBLE PERSONAL</u>					
TOTAL GAS AND OIL	3,354,180	3,387,781	2,969,611	3,771,548	3,918,127
LOW PROD GAS AND OIL				732,894	879,473
ALL OTHER GAS AND OIL				3,038,654	3,038,654
BUS MACH & EQ	540,554,964	579,504,715	605,364,948	812,229,861	649,783,889
ALL OTHER PERSONAL	60,626,519	61,549,600	60,555,062	61,792,054	61,792,054
MOBILE HOMES	31,304,145	26,584,731	25,262,031	23,552,482	24,576,503
MOTOR VEHICLES	49,943,291	50,277,846	45,832,464	49,843,733	49,843,733
TOTAL URBAN PERSONAL	685,783,099	721,304,673	739,984,116	951,189,678	789,914,306
<u>RURAL TANGIBLE PERSONAL</u>					
TOTAL GAS AND OIL	1,363,463,016	1,401,171,910	1,262,243,587	1,386,656,432	1,404,546,830
LOW PROD GAS AND OIL				89,451,988	107,342,386
ALL OTHER GAS AND OIL				1,297,204,444	1,297,204,444
BUS MACH & EQ	217,701,586	211,318,240	224,825,285	291,467,442	233,173,954
ALL OTHER PERSONAL	40,925,565	47,040,187	48,340,040	40,007,215	40,007,215
MOBILE HOMES	17,284,849	15,098,539	15,161,446	13,825,216	14,426,312
MOTOR VEHICLES	66,767,651	70,608,144	68,930,533	76,292,265	76,292,265
TOTAL RURAL PERSONAL	1,706,142,667	1,745,237,020	1,619,500,891	1,808,248,570	1,768,446,576
TOTAL PERSONAL	2,391,925,766	2,466,541,693	2,359,485,007	2,759,438,248	2,558,360,881
PUBLIC SERVICE CORP	2,185,794,977	2,274,207,824	2,317,611,953	2,558,336,283 est	2,325,760,257
UTILITY INVENTORY	0	0	0	43,327,429 est	0
RAILROADS	120,091,670	112,451,769	127,849,781	113,621,906	113,621,906
TOTAL STATE ASSESSED	2,305,886,647	2,386,659,593	2,445,461,734	2,715,285,618	2,439,382,163
TOTAL ASSESSED VALUATION	14,194,444,725	14,630,579,023	14,600,781,105	14,870,086,015	15,175,883,896

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County	1991 TOTAL ASSESSED VALUATION	1992 TOTAL ASSESSED VALUATION	1992 Base Adjusted for Classification	1993 S Fin Est (92 Adj Base + 1.5% Growth)	1993 FINAL ASSESSED VALUATION*	S Fin Est 92-93 Change in Ass Value	Actual 92-93 Change in Ass Value	92-93 Actual Above S Finance Est	Percent Above/Below S Fin Est
Allen	\$53,747,285	\$53,773,265	\$53,501,071	\$54,303,587	\$54,472,190	\$530,322	\$698,925	\$168,603	0.31%
Anderson	37,301,497	37,708,720	37,810,871	38,378,034	\$37,878,932	669,314	170,212	(499,102)	-1.30%
Atchison	58,704,444	59,915,029	59,120,383	60,007,189	\$59,877,020	92,160	(38,009)	(130,169)	-0.22%
Barber	56,771,256	54,035,797	53,609,183	54,413,321	\$51,251,433	377,524	(2,784,364)	(3,161,888)	-5.81%
Barton	150,854,907	144,619,724	141,923,842	144,052,700	\$140,021,488	(567,024)	(4,598,236)	(4,031,212)	-2.80%
Bourbon	51,266,910	51,673,457	50,256,669	51,010,519	\$50,475,317	(662,938)	(1,198,140)	(535,202)	-1.05%
Brown	50,001,334	50,055,096	49,513,025	50,255,720	\$50,439,018	200,624	383,922	183,298	0.36%
Butler	219,361,615	218,076,574	211,913,010	215,091,705	\$229,485,533	(2,984,869)	11,408,959	14,393,828	6.69%
Chase	21,975,363	21,950,370	22,144,704	22,476,875	\$22,281,891	526,505	331,521	(194,984)	-0.87%
Chautauqua	21,386,575	21,607,356	21,689,332	22,014,672	\$22,013,714	407,316	406,358	(958)	-0.00%
Cerro	73,521,889	75,534,501	75,392,666	76,523,556	\$82,202,427	989,055	6,667,926	5,678,871	7.42%
Cheyenne	28,299,640	27,493,225	27,008,142	27,413,264	\$26,607,119	(79,961)	(886,106)	(806,145)	-2.94%
Clark	30,743,337	28,887,707	29,244,960	29,683,634	\$30,314,486	795,927	1,426,779	630,852	2.13%
Clay	40,294,223	40,353,571	39,773,201	40,369,799	\$40,743,388	16,228	389,817	373,589	0.93%
Cloud	44,130,884	43,777,597	43,734,330	44,390,345	\$44,433,553	612,748	655,956	43,208	0.10%
Coffey	544,769,428	537,388,537	590,403,574	599,259,628	\$579,676,805	61,871,091	42,288,268	(19,582,823)	-3.27%
Comanche	27,200,366	25,171,509	25,013,476	25,388,678	\$26,720,446	217,169	1,548,937	1,331,768	5.25%
Cowley	143,067,820	144,272,896	142,310,657	144,445,317	\$145,065,372	172,421	792,476	620,055	0.43%
Crawford	103,414,216	105,483,521	102,836,281	104,378,825	\$107,744,847	(1,104,696)	2,261,326	3,366,022	3.22%
Decatur	27,089,131	26,546,444	25,990,238	26,380,092	\$25,630,238	(166,352)	(916,206)	(749,854)	-2.84%
Dickinson	80,867,206	80,784,312	79,724,257	80,920,121	\$79,192,103	135,809	(1,592,209)	(1,728,018)	-2.14%
Doniphan	33,626,207	34,947,213	34,111,697	34,623,372	\$35,745,597	(323,841)	798,384	1,122,225	3.24%
Douglas	363,039,968	374,876,043	362,055,049	367,485,875	\$399,405,807	(7,390,168)	24,529,764	31,919,932	8.69%
Edwards	36,102,534	34,957,770	34,818,418	35,340,694	\$34,786,157	382,924	(171,613)	(554,537)	-1.57%
Elk	17,915,045	17,543,316	17,602,289	17,866,323	\$18,194,146	323,007	650,830	327,823	1.83%
Ellis	149,579,187	142,095,703	136,939,025	138,993,110	\$140,147,338	(3,102,593)	(1,948,365)	1,154,228	0.83%
Emery	41,212,758	56,068,859	53,592,879	54,396,772	\$57,185,442	(1,672,087)	1,116,583	2,788,670	5.13%
Ford	282,771,905	284,044,243	279,975,337	284,174,967	\$275,543,142	130,724	(8,501,101)	(8,631,825)	-3.04%
Franklin	152,185,056	150,269,654	145,252,954	147,431,748	\$144,628,738	(2,837,906)	(5,640,916)	(2,803,010)	-1.90%
Geary	81,545,675	83,871,500	82,796,924	84,038,878	\$84,084,297	167,378	212,797	45,419	0.05%
Gove	86,118,017	87,853,285	84,112,554	85,374,242	\$86,509,506	(2,479,043)	(1,343,779)	1,135,264	1.33%
Graham	34,490,126	32,282,146	31,610,759	32,084,920	\$31,193,491	(197,226)	(1,088,655)	(891,429)	-2.78%
Grant	38,731,123	36,945,819	36,475,436	37,022,568	\$34,830,347	76,749	(2,115,472)	(2,192,221)	-5.92%
Gray	256,378,677	250,273,314	241,850,142	245,477,894	\$294,681,977	(4,795,420)	44,408,663	49,204,083	20.04%
Greeley	45,697,351	44,203,640	43,264,726	43,913,697	\$42,652,571	(289,943)	(1,551,069)	(1,261,126)	-2.87%
Greenwood	27,564,628	27,544,957	27,003,985	27,409,045	\$27,299,485	(135,912)	(245,472)	(109,560)	-0.40%
Haskell	43,920,878	43,174,535	43,597,539	44,251,502	\$45,112,622	1,076,967	1,938,087	861,120	1.95%
Haskell	42,334,847	41,382,562	40,437,782	41,044,349	\$44,091,522	(338,213)	2,708,960	3,047,173	7.42%
Haskell	53,808,819	49,090,182	48,483,494	49,210,746	\$46,258,143	120,564	(2,832,039)	(2,952,603)	-6.00%
Haskell	123,625,115	126,029,397	122,494,174	124,331,587	\$125,664,783	(1,697,810)	(364,614)	1,333,196	1.07%
Haskell	116,405,144	114,477,189	111,032,934	112,698,428	\$128,639,635	(1,778,761)	14,162,446	15,941,207	14.15%

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County	1991 TOTAL ASSESSED VALUATION	1992 TOTAL ASSESSED VALUATION	1992 Base Adjusted for Classification	1993 S Fin Est (92 Adj Base + 1.5% Growth)	1993 FINAL ASSESSED VALUATION*	S Fin Est 92-93 Change in Ass Value	Actual 92-93 Change in Ass Value	92-93 Actual Above S Finance Est	Percent Above/Below S Fin Est
Hodgeman	26,354,738	25,255,419	24,807,344	25,179,454	\$24,333,541	(75,965)	(921,878)	(845,913)	-3.36%
Jackson	39,111,556	41,255,009	40,823,317	41,435,667	\$43,323,434	180,658	2,068,425	1,887,767	4.56%
Jefferson	61,262,156	63,432,710	62,789,248	63,731,087	\$64,166,320	298,377	733,610	435,233	0.68%
Jewell	26,511,090	26,371,682	26,352,250	26,747,534	\$25,958,078	375,852	(413,604)	(789,456)	-2.95%
Johnson	2,725,876,105	2,718,930,065	2,573,929,116	2,612,538,053	\$2,809,495,863	(106,392,012)	90,565,798	196,957,810	7.54%
Kearny	185,166,017	178,172,609	173,368,439	175,968,966	\$193,955,096	(2,203,643)	15,782,487	17,986,130	10.22%
Kingman	73,133,670	68,850,777	71,103,030	72,169,575	\$68,671,365	3,318,798	(179,412)	(3,498,210)	-4.85%
Kiowa	50,434,580	49,678,128	50,025,716	50,776,102	\$50,610,981	1,097,974	932,853	(165,121)	-0.33%
Labette	70,873,102	71,554,040	71,322,571	72,392,410	\$71,559,940	838,370	5,900	(832,470)	-1.15%
Lane	26,874,291	25,991,268	25,234,796	25,613,318	\$23,347,215	(377,950)	(2,644,053)	(2,266,103)	-8.85%
Lincoln	22,837,469	23,718,380	23,804,927	24,162,001	\$22,406,408	443,621	(1,311,972)	(1,755,593)	-7.27%
Linn	130,051,403	132,099,219	144,690,599	146,860,958	\$145,381,960	14,761,739	13,282,741	(1,478,998)	-1.01%
Logan	25,648,089	26,646,060	26,150,767	26,543,029	\$25,307,820	(103,031)	(1,338,240)	(1,235,209)	-4.65%
Lyon	125,822,541	127,525,613	123,653,226	125,508,024	\$127,698,683	(2,017,589)	173,070	2,190,659	1.75%
Marion	57,945,116	58,604,671	57,452,487	58,314,274	\$57,496,799	(290,397)	(1,107,872)	(817,475)	-1.40%
Marshall	53,254,422	53,623,009	52,972,838	53,767,431	\$54,320,058	144,422	697,049	552,627	1.03%
McPherson	156,099,568	158,557,311	155,489,049	157,821,385	\$159,103,680	(735,926)	546,369	1,282,295	0.81%
Meade	65,142,089	58,280,884	70,255,446	71,309,278	\$68,164,300	13,028,394	9,883,416	(3,144,978)	-4.41%
Miami	96,259,171	99,328,794	99,012,068	100,497,249	\$102,940,472	1,168,455	3,611,678	2,443,223	2.43%
Mitchell	34,513,234	33,689,574	32,923,297	33,417,146	\$32,547,011	(272,428)	(1,142,563)	(870,135)	-2.60%
Montgomery	144,880,393	140,677,289	140,426,213	142,532,606	\$139,557,902	1,855,317	(1,119,387)	(2,974,704)	-2.09%
Morris	33,162,774	34,038,218	33,846,027	34,353,717	\$34,971,507	315,499	933,289	617,790	1.80%
Morton	117,398,779	107,065,955	106,912,147	108,515,829	\$126,468,284	1,449,874	19,402,329	17,952,455	16.54%
Nemaha	50,520,932	50,531,757	49,512,224	50,254,907	\$52,396,030	(276,850)	1,864,273	2,141,123	4.26%
Neosho	54,990,617	55,451,798	54,230,084	55,043,535	\$55,139,111	(408,263)	(312,687)	95,576	0.17%
Ness	52,073,105	48,239,285	47,211,395	47,919,566	\$46,948,199	(319,719)	(1,291,086)	(971,367)	-2.03%
Newton	27,692,965	27,429,605	27,186,206	27,593,999	\$27,032,961	164,394	(396,644)	(561,038)	-2.03%
Osage	56,568,119	58,691,011	57,792,850	58,659,743	\$58,597,045	(31,268)	(93,966)	(62,698)	-0.11%
Osborne	26,977,283	25,905,264	25,696,995	26,082,450	\$24,725,108	177,186	(1,180,156)	(1,357,342)	-5.20%
Ottawa	32,424,747	32,958,568	33,027,579	33,522,993	\$32,457,714	564,425	(500,854)	(1,065,279)	-3.18%
Pawnee	49,416,530	47,657,957	46,899,661	47,603,156	\$46,414,435	(54,801)	(1,243,522)	(1,188,721)	-2.50%
Phillips	41,055,639	39,321,038	38,391,451	38,967,323	\$38,906,110	(353,715)	(414,928)	(61,213)	-0.16%
Pottawatomie	265,895,381	272,543,324	298,565,249	303,043,728	\$296,913,421	30,500,404	24,370,097	(6,130,307)	-2.02%
Pratt	70,756,590	69,251,841	72,807,440	73,899,552	\$71,715,356	4,647,711	2,463,515	(2,184,196)	-2.96%
Rawlins	29,737,339	30,301,712	29,974,130	30,423,742	\$27,231,063	122,030	(3,070,649)	(3,192,679)	-10.49%
Reno	292,494,591	288,457,151	279,317,670	283,507,435	\$280,772,079	(4,949,716)	(7,685,072)	(2,735,356)	-0.96%
Republic	35,255,592	34,262,621	33,840,200	34,347,803	\$34,224,171	85,182	(38,450)	(123,632)	-0.36%
Rice	71,974,602	70,591,496	73,958,793	75,068,175	\$71,925,322	4,476,679	1,333,826	(3,142,853)	-4.19%
Riley	169,197,934	170,909,170	162,971,639	165,416,214	\$172,258,988	(5,492,956)	1,349,818	6,842,774	4.14%
Rooks	53,379,959	48,884,787	48,016,066	48,736,307	\$46,210,082	(148,480)	(2,674,705)	(2,526,225)	-5.18%

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County	1991 TOTAL ASSESSED VALUATION	1992 TOTAL ASSESSED VALUATION	1992 Base Adjusted for Classification	1993 S Fin Est (92 Adj Base + 1.5% Growth)	1993 FINAL ASSESSED VALUATION*	S Fin Est 92-93 Change in Ass Value	Actual 92-93 Change in Ass Value	92-93 Actual Above S Finance Est	Percent Above/Below S Fin Est
Rush	32,428,920	32,297,962	31,771,751	32,248,327	\$32,395,883	(49,635)	97,921	147,556	0.46%
Russell	65,584,750	61,381,838	60,063,824	60,964,781	\$58,509,597	(417,057)	(2,872,241)	(2,455,184)	-4.03%
Saline	223,370,139	225,165,760	217,072,614	220,328,703	\$229,746,512	(4,837,057)	4,580,752	9,417,809	4.27%
Scott	42,047,503	42,872,800	42,302,902	42,937,446	\$41,485,478	64,646	(1,387,322)	(1,451,968)	-3.38%
Sedgwick	1,962,204,160	2,017,959,768	1,942,796,385	1,971,938,331	\$2,007,037,441	(46,021,437)	(10,922,327)	35,099,110	1.78%
Seward	164,837,172	164,089,484	156,979,267	159,333,956	\$177,214,112	(4,755,528)	13,124,628	17,880,156	11.22%
Shawnee	814,050,185	791,728,327	761,826,779	773,254,181	\$760,451,786	(18,474,146)	(31,276,541)	(12,802,395)	-1.66%
Sheridan	28,326,995	28,745,809	28,429,247	28,855,686	\$27,083,383	109,877	(1,662,426)	(1,772,303)	-6.14%
Sherman	46,776,656	43,672,805	42,490,581	43,127,940	\$42,679,288	(544,865)	(993,517)	(448,652)	-1.04%
Smith	28,407,237	28,119,431	27,795,441	28,212,373	\$28,079,540	92,942	(39,891)	(132,833)	-0.47%
fford	60,893,413	57,082,269	56,518,961	57,366,745	\$53,735,286	284,476	(3,346,983)	(3,631,459)	-6.33%
Stanton	67,314,426	63,694,111	61,720,940	62,646,754	\$83,645,395	(1,047,357)	19,951,284	20,998,641	33.52%
Stevens	296,336,776	269,373,980	261,529,006	265,451,941	\$295,946,056	(3,922,039)	26,572,076	30,494,115	11.49%
Sumner	109,984,949	109,942,668	108,249,826	109,873,573	\$106,777,217	(69,095)	(3,165,451)	(3,096,356)	-2.82%
Thomas	60,853,522	59,709,631	58,500,571	59,378,080	\$57,448,075	(331,551)	(2,261,556)	(1,930,005)	-3.25%
Trego	31,778,936	30,416,148	30,012,084	30,462,265	\$28,892,516	46,117	(1,523,632)	(1,569,749)	-5.15%
Wabaunsee	32,718,469	33,840,565	33,748,123	34,254,345	\$35,369,567	413,780	1,529,002	1,115,222	3.26%
Wallace	21,371,755	21,550,391	21,259,968	21,578,868	\$19,682,099	28,477	(1,868,292)	(1,896,769)	-8.79%
Washington	41,199,836	41,719,288	41,963,199	42,592,647	\$42,718,140	873,359	998,852	125,493	0.29%
Wichita	26,142,607	25,399,450	24,662,041	25,031,972	\$23,794,495	(367,478)	(1,604,955)	(1,237,477)	-4.94%
Wilson	40,735,210	41,168,390	40,983,267	41,598,016	\$41,807,256	429,626	638,866	209,240	0.50%
Woodson	23,372,430	23,542,412	23,435,310	23,786,840	\$23,801,225	244,428	258,813	14,385	0.06%
Wyandotte	588,886,058	609,535,759	580,731,367	589,442,338	\$583,341,498	(20,093,421)	(26,194,261)	(6,100,840)	-1.04%
State Total	\$14,630,578,759	\$14,600,781,105	\$14,277,251,774	\$14,491,410,551	\$14,870,086,015	(\$109,370,554)	\$269,304,910	\$378,675,464	2.61%

* Includes impact of New Classification Amendment, estimated to reduce assessed valuation by \$324 million on the 1992 base.

\$12,496,290
Times 33 mills

SORT: Alphabetical

13-11

General Property Taxes Levied by Type of Taxing District

(All \$ in Thousands)

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	1991			1992			1993		
	1991 Amount	Increase over 1990 Amount	Percent	1992 Amount	Increase over 1991 Amount	Percent	1993 Amount	Increase over 1992 Amount	Percent
State	\$21,946	\$565	2.64%	\$21,901	(\$45)	-0.21%	\$22,305	\$404	1.84%
County	392,833	20,086	5.39%	413,546	20,713	5.27%	454,287	40,741	9.85%
City	260,611	12,242	4.93%	271,420	10,809	4.15%	285,316	13,896	5.12%
Township	23,441	457	1.99%	24,053	612	2.61%	26,451	2,398	9.97%
Comm College and Washburn Tuition	10,089	760	8.15%	9,183	(906)	-8.98%	8,136	(1,047)	-11.40%
Community College	71,129	3,224	4.75%	79,556	8,427	11.85%	83,692	4,136	5.20%
Washburn	12,859	1,384	12.06%	12,795	(64)	-0.50%	12,725	(70)	-0.55%
Total USD (a)	976,138	135,577	16.13%	709,675	(266,463)	-27.30%	731,333	21,658	3.05%
General (b)	857,323	128,579	17.64%	468,356	(388,967)	-45.37%	490,228	21,872	4.67%
Supplemental General	---	---	---	115,201	115,201	---	97,836	(17,365)	-15.07%
Bond and Interest	56,650	(1,221)	-2.11%	58,567	1,917	3.38%	72,394	13,827	23.61%
Capital Outlay	48,447	7,660	18.78%	51,661	3,214	6.63%	54,131	2,470	4.78%
All Other USD (a)	13,718	560	4.26%	15,890	2,172	15.83%	16,744	854	5.37%
Special Districts	63,614	3,682	6.14%	65,599	1,985	3.12%	72,121	6,522	9.94%
State Total	\$1,832,660	\$177,978	10.76%	\$1,607,728	(\$224,932)	-12.27%	\$1,696,368	\$88,640	5.51%

Note: Details may not add due to rounding

(a) Includes recreation commissions

(b) For 1991, includes levies for technology education and transportation

SOURCE: 1990-93 Kansas Department of Revenue (PVD) Statistical Report of Property Assessment and Taxation and various adjustments to data

Kansas Legislative Research Department

Jan 4, 1993

OKLAHOMA COUNTY NAME	Countywide 1991 Avg Mill Levy	Countywide 1992 Avg Mill Levy	Countywide 1993 Avg Mill Levy	1991-92 Percent Change	1992-93 Percent Change	1991-92 Change in Mills	1992-93 Change in Mills	1991-92 Change in Mills
ALLEN	144.012	115.103	121.252	-20.07%	5.34%	-28.909	6.149	-22.760
ANDERSON	134.717	114.524	116.524	-14.99%	1.75%	-20.193	2.000	-18.193
ATCHISON	143.881	114.967	115.326	-20.10%	0.31%	-28.913	0.359	-28.555
BARBER	114.054	101.325	112.922	-11.16%	11.44%	-12.729	11.597	-1.132
BARTON	142.735	123.695	134.350	-13.34%	8.61%	-19.040	10.655	-8.385
BOURBON	153.004	127.784	135.789	-16.48%	6.26%	-25.219	8.005	-17.214
BROWN	139.548	111.914	114.685	-19.80%	2.48%	-27.634	2.771	-24.863
BUTLER	137.630	113.287	122.795	-17.69%	8.39%	-24.343	9.508	-14.835
CHASE	120.201	107.599	109.154	-10.48%	1.45%	-12.602	1.556	-11.046
CHAUTAUQUA	126.423	115.083	124.166	-8.97%	7.89%	-11.340	9.082	-2.258
CHEROKEE	108.080	91.485	85.333	-15.35%	-6.72%	-16.595	-6.151	-22.747
CHEYENNE	103.840	81.781	91.745	-21.24%	12.18%	-22.060	9.965	-12.095
CLARK	123.255	113.986	117.036	-7.52%	2.68%	-9.269	3.050	-6.219
CLAY	136.828	122.065	130.107	-10.79%	6.59%	-14.763	8.042	-6.721
CLOUD	180.347	153.454	155.252	-14.91%	1.17%	-26.893	1.798	-25.095
COFFEY	47.308	69.128	66.528	46.12%	-3.76%	21.820	-2.600	19.220
COMANCHE	120.736	114.755	118.232	-4.95%	3.03%	-5.980	3.477	-2.503
COWLEY	159.838	130.341	135.448	-18.45%	3.92%	-29.497	5.107	-24.390
CRAWFORD	127.246	115.751	118.804	-9.03%	2.64%	-11.495	3.054	-8.441
DECATUR	129.198	109.506	107.158	-15.24%	-2.14%	-19.692	-2.348	-22.039
DICKINSON	133.965	103.389	108.435	-22.82%	4.88%	-30.577	5.047	-25.530
DONIPHAN	139.250	125.394	127.599	-9.95%	1.76%	-13.856	2.205	-11.651
DOUGLAS	128.827	103.097	112.532	-19.97%	9.15%	-25.730	9.435	-16.295
EDWARDS	125.513	112.695	119.332	-10.21%	5.89%	-12.817	6.637	-6.180
ELK	133.139	125.490	128.164	-5.74%	2.13%	-7.649	2.674	-4.974
ELLIS	125.978	104.034	109.252	-17.42%	5.02%	-21.943	5.217	-16.726
ELLSWORTH	137.501	98.484	105.810	-28.38%	7.44%	-39.017	7.326	-31.691
FINNEY	114.633	98.407	112.607	-14.15%	14.43%	-16.226	14.200	-2.026
FORD	154.788	122.993	125.337	-20.54%	1.91%	-31.795	2.344	-29.451
FRANKLIN	137.288	112.736	115.993	-17.88%	2.89%	-24.552	3.258	-21.294
GEARY	125.536	114.657	122.024	-8.67%	6.42%	-10.879	7.366	-3.513
GOVE	115.217	99.369	103.911	-13.76%	4.57%	-15.848	4.542	-11.307
GRAHAM	131.730	121.076	124.082	-8.09%	2.48%	-10.654	3.006	-7.648
GRANT	62.321	72.580	74.086	16.46%	2.07%	10.260	1.506	11.765
GRAY	123.225	106.681	117.472	-13.43%	10.12%	-16.545	10.791	-5.754
GREELEY	101.305	96.069	100.426	-5.17%	4.54%	-5.237	4.357	-0.879
GREENWOOD	160.377	144.046	138.512	-10.18%	-3.84%	-16.331	-5.534	-21.865
HAMILTON	101.628	101.468	102.564	-0.16%	1.08%	-0.160	1.095	0.936
HARPER	129.839	110.703	123.747	-14.74%	11.78%	-19.135	13.044	-6.091
HARVEY	149.178	118.477	120.545	-20.58%	1.75%	-30.701	2.068	-28.633
HASKELL	69.826	69.427	71.039	-0.57%	2.32%	-0.398	1.612	1.214
HODGEMAN	136.422	126.065	133.835	-7.59%	6.16%	-10.357	7.771	-2.587
JACKSON	124.638	103.707	123.030	-16.79%	18.63%	-20.931	19.323	-1.608
JEFFERSON	122.001	109.204	110.474	-10.49%	1.16%	-12.797	1.270	-11.527
JEWELL	140.506	111.642	118.689	-20.54%	6.31%	-28.863	7.047	-21.816
JOHNSON	118.308	121.153	120.688	2.40%	-0.38%	2.845	-0.464	2.381
KEARNY	60.349	66.712	67.547	10.54%	1.25%	6.363	0.835	7.198
KINGMAN	117.110	92.575	98.001	-20.95%	5.86%	-24.535	5.426	-19.110
KIOWA	97.765	85.298	99.708	-12.75%	16.89%	-12.467	14.410	1.943
LABETTE	161.700	125.017	135.788	-22.69%	8.62%	-36.683	10.770	-25.912
LANE	139.839	125.504	139.065	-10.25%	10.81%	-14.335	13.561	-0.774
LEAVENWORTH	134.431	103.594	108.323	-22.94%	4.57%	-30.837	4.730	-26.107
LINCOLN	143.645	124.367	145.156	-13.42%	16.72%	-19.278	20.789	1.512
LINN	77.788	76.621	74.430	-1.50%	-2.86%	-2.168	-2.191	-3.359
LOGAN	120.476	93.463	107.455	-22.42%	14.97%	-27.014	13.992	-13.022
LYON	147.246	127.192	131.212	-13.62%	3.16%	-20.054	4.019	-16.034
MARION	117.396	103.578	105.063	-11.77%	1.43%	-13.818	1.485	-12.333
MARSHALL	134.176	107.004	121.648	-20.25%	13.69%	-27.172	14.644	-12.528
McPHERSON	134.918	105.393	112.173	-21.88%	6.43%	-29.525	6.780	-22.745
MEADE	108.910	102.779	98.889	-5.63%	-3.78%	-6.131	-3.890	-10.021
MIAMI	139.278	114.962	122.571	-17.46%	6.62%	-24.316	7.609	-16.707
MITCHELL	139.516	123.691	132.760	-11.34%	7.33%	-15.826	9.070	-6.756
MONTGOMERY	158.861	136.095	139.415	-14.33%	2.44%	-22.766	3.321	-19.446
MORRIS	123.845	103.443	112.785	-16.47%	9.03%	-20.401	9.342	-11.059
MORTON	70.875	82.436	79.040	16.31%	-4.12%	11.561	-3.396	8.165
NEMAHA	113.563	102.347	109.441	-9.88%	6.93%	-11.216	7.094	-4.122
NEOSHO	169.041	130.739	135.672	-22.66%	3.77%	-38.302	4.934	-33.368
NESS	118.433	107.886	113.918	-8.91%	5.59%	-10.547	6.032	-4.516
NORTON	143.418	118.866	122.297	-17.12%	2.89%	-24.552	3.430	-21.122
OSAGE	114.986	98.244	101.554	-14.56%	3.37%	-16.742	3.310	-13.432
OSBORNE	130.664	117.718	127.089	-9.91%	7.96%	-12.946	9.371	-3.575
OTTAWA	134.272	119.091	124.497	-11.31%	4.54%	-15.181	5.406	-9.775
PAWNEE	127.964	107.790	122.535	-15.76%	13.68%	-20.173	14.744	-5.429
PHILLIPS	138.650	119.040	121.960	-14.14%	2.45%	-19.610	2.920	-16.690
POTTAWATOMIE	79.171	79.934	83.483	0.96%	4.44%	0.762	3.549	4.311
PRATT	139.967	123.473	126.674	-11.78%	2.59%	-16.494	3.202	-13.292
RAWLINS	147.754	107.465	119.793	-27.27%	11.47%	-40.289	12.328	-27.961
RENO	152.547	124.477	127.524	-18.40%	2.45%	-28.070	3.047	-25.023
REPUBLIC	130.954	111.351	116.237	-14.97%	4.39%	-19.603	4.886	-14.717
RICE	125.912	110.454	116.170	-12.28%	5.18%	-15.459	5.717	-9.742
RILEY	143.918	107.503	118.874	-25.30%	10.58%	-36.415	11.371	-25.044
ROOKS	117.910	113.715	117.849	-3.56%	3.64%	-4.195	4.134	-0.061
RUSH	124.943	116.790	126.444	-6.53%	8.27%	-8.153	9.654	1.501
RUSSELL	124.567	113.046	118.505	-9.25%	4.83%	-11.521	5.459	-6.062
SALINE	127.726	94.135	95.938	-26.30%	1.92%	-33.591	1.803	-31.788
SCOTT	118.120	95.379	105.388	-19.25%	10.49%	-22.740	10.009	-12.732
SEDGWICK	144.071	105.659	110.964	-26.66%	5.02%	-38.413	5.306	-33.107
SEWARD	109.650	92.374	96.158	-15.76%	4.10%	-17.276	3.784	-13.492
SHAWNEE	166.475	132.086	144.156	-20.66%	9.14%	-34.389	12.070	-22.319
SHERIDAN	129.916	105.181	119.485	-19.04%	13.60%	-24.735	14.305	-10.431
SHERMAN	120.343	102.852	121.162	-14.53%	17.80%	-17.491	18.310	0.819
SMITH	152.519	110.229	120.413	-27.73%	9.24%	-42.290	10.184	-32.106
STAFFORD	115.762	104.925	114.618	-9.36%	9.24%	-10.836	9.692	-1.144
STANTON	81.391	88.052	83.014	8.18%	-5.72%	6.661	-5.038	1.623
STEVENS	39.893	61.821	59.167	54.97%	-4.29%	21.928	-2.654	19.274
SUMNER	144.092	123.319	146.014	-14.42%	18.40%	-20.773	22.695	1.921
THOMAS	124.152	105.096	120.394	-15.35%	14.56%	-19.056	15.298	-3.758
TREGO	128.142	118.548	119.402	-7.49%	0.72%	-9.594	0.854	-8.740
WABAUNSEE	114.017	94.297	96.999	-17.30%	2.87%	-19.720	2.702	-17.018
WALLACE	110.036	84.149	102.250	-23.53%	21.51%	-25.886	18.100	-7.786
WASHINGTON	131.872	115.275	118.622	-12.59%	2.90%	-16.597	3.347	-13.249
WICHITA	132.720	106.785	123.738	-19.54%	15.88%	-25.935	16.953	-8.982
WILSON	136.835	119.945	127.784	-12.34%	6.54%	-16.890	7.839	-9.051
WOODSON	125.624	113.043	114.520	-10.02%	1.31%	-12.582	1.477	-11.105
WYANDOTTE	169.387	156.837	170.704	-7.41%	8.84%	-12.550	13.867	1.317
State Avg Levy	125.264	110.113	114.079	-12.10%	3.60%	-15.151	3.967	-11.185
Urban Avg Levy	143.772	124.998	129.765	-13.06%	3.81%	-18.774	4.767	-14.007
Rural Avg Levy	100.839	89.961	93.818	-10.79%	4.29%	-10.878	3.857	-7.021

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