

2025 SCR 1603

IN FAVOR OF REFORM

Written testimony only

Jennifer Williams, Spring Hill, KS

January 15, 2025

Dear Committee,

Thank you for your desire to put safeguards in place to stop the aggressive appraisals that have recently become the norm in Kansas.

I strongly agree this is a start to a discussion that is absolutely necessary to see all sides with an open mind, for homeowners (not lobbyists) to have a say in the best approach and outcome for the people.

Like anything, I know there are countless suggestions on the “how” – I just hope we all agree that there is something that needs to be done, and that THIS SESSION we can reach a “how” or a “process to arriving at a how” that is good for Kansans and that stops their exodus from their farms, lifelong homes, and the state.

I have plenty of data and information to present, hopefully in this committee in the near future, that shows my BOTA-confirmed evidence of the problems with the current appraisal process and the inflation of appraised values.

But in the meantime, I support a system that gets us closer to the goal of both cutting expenses and offering a fair and updated protection from the current appraisal process.

I believe the idea of a cap at purchase price (plus major improvements / additions) is the most fair because it is based on a real, open-market sales transaction for that home without speculation on unrealized gains. It also potentially allows a reduction in expenses in appraiser staff (and appeals) across the state. That is my preference if we can get the support and agree it helps all and harms none. (even Realtors are not harmed because as an ex-Realtor of almost 15 years, tax values used to never be a factor in market value when listing or selling. That is a recent correlation since the Covid value grab.)

However, if this 3% cap is the first step needed to get closer to that freedom, then it has my support because it will protect Kansans from the unfounded 25% - 50% increases in one year that many taxpayers are seeing – as well as from having to fight year-after-year as their appeal “win” in one year is disregarded in the future years’ massive inflation tactics. (substantiated in the evidence I hope to present.)

But only if we don’t stop there. We still need to strive for new revenue streams, “economic development” not taking billions from the tax rolls (on the backs of the people), lowering government expenditures, and striving for an eventual constitutional amendment repealing all property taxes on homes and farms.

Sincerely,

Jennifer Williams

op_ks@yahoo.com