

January 13, 2026

Ellen Riedel
Kansas Property Owner
Verbal – IN FAVOR OF REFORM (SCR 1616)
Senate Committee of Assessment and Taxation

Good morning, Madam Chair and members of the committee.

My name is Ellen Riedel, and I am a Realtor with Coldwell Banker Executive Realty, in Hays KS. I live in Ellis, KS.

I am here today IN FAVOR of the 3% cap on property assessed valuations.

Last year, I testified using my story and desperation. Today, I want to share a few more recent and very real examples of what I am seeing in our communities.

Just last Sunday, while I was walking my dog, I was stopped by a woman who owns property in Ellis. She shared that she and her husband—who is dealing with serious medical issues—are overwhelmed and unsure what to do because they cannot afford their continually rising property tax bills. Even worse, they cannot plan for them because the increases feel unpredictable.

She also told me about her neighbor across the street, an elderly woman who has lived in her home for years and now believes she will likely have to sell within the year because she can no longer afford the property taxes.

This past week, I had a listing appointment with a young family who is actively looking to move out of state. One of the main reasons they cited was our property taxes.

I've heard it said that property taxes are simply the result of a formula. But if we don't like the outcome of the formula, then we need to change the formula. A cap on property assessed valuations is one meaningful way to do that.

It has also been suggested that such a cap would discourage new construction or home improvements. I strongly disagree. People don't decide to build or improve their homes because they want higher taxes—they do it to meet their needs, to grow their families, and to invest in their futures. What does discourage people is uncertainty and fear that improving their home will price them out of it.

A reasonable cap provides predictability, stability, and fairness—especially for seniors, families on fixed incomes, and young families trying to put down roots.

I would also like to reiterate that caps are already working in other states, like Oklahoma. But this Bill would EVEN BETTER than Oklahoma because its assessed valuation is transferable to the new buyer!!

I urge you to support the 3% cap and help ensure that people can afford to stay in the homes and communities they love.

Thank you for your time and consideration.