



Sedgwick County, Kansas

Appraiser's Office

Sedgwick County...working for you

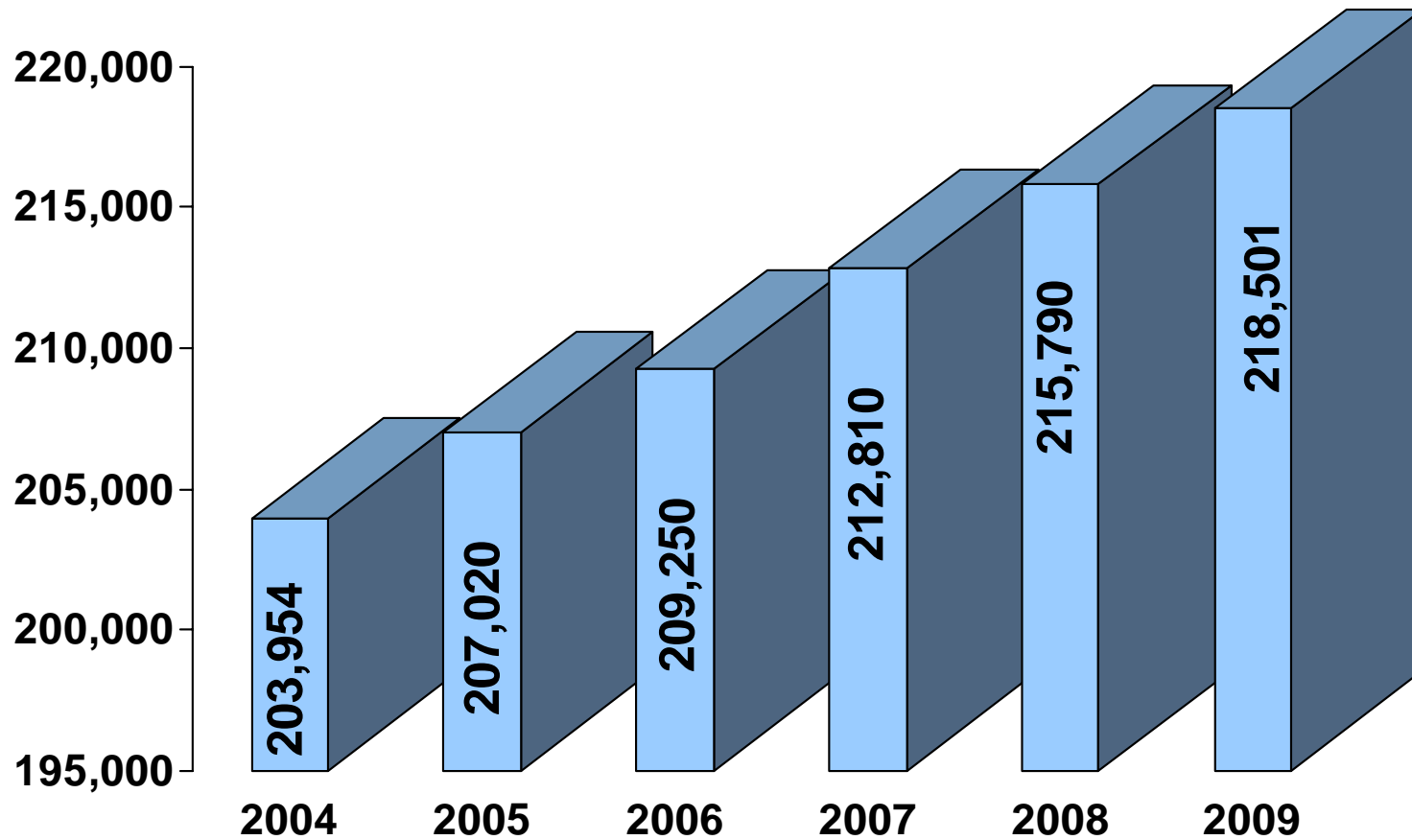
2009 Annual Real Estate Mass Appraisal Report

Office of the County Appraiser
Michael S. Borchard, CAE/RMA



*Sedgwick County...
working for you*

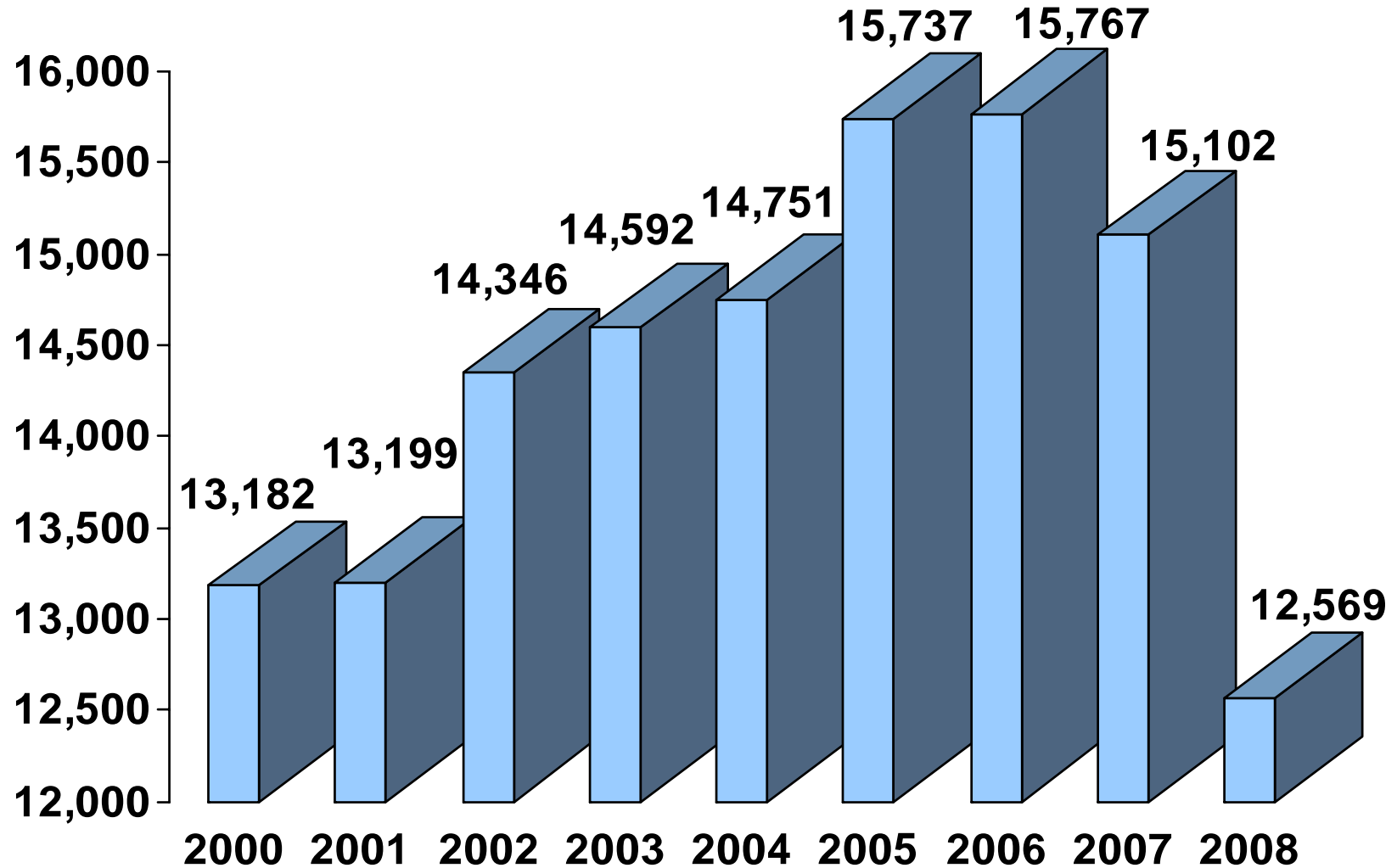
Parcel Growth in Sedgwick County 2004 through 2009



Appraiser's Office Duties

- Physically inspect each property within Sedgwick County **every six years**.
- Discover, list and value all property that had significant changes.
- Update appraisals **each year** to assure that all properties are valued at fair market value.
 - (January 1st appraisal date)

Sales Activity (all classes)



Classification

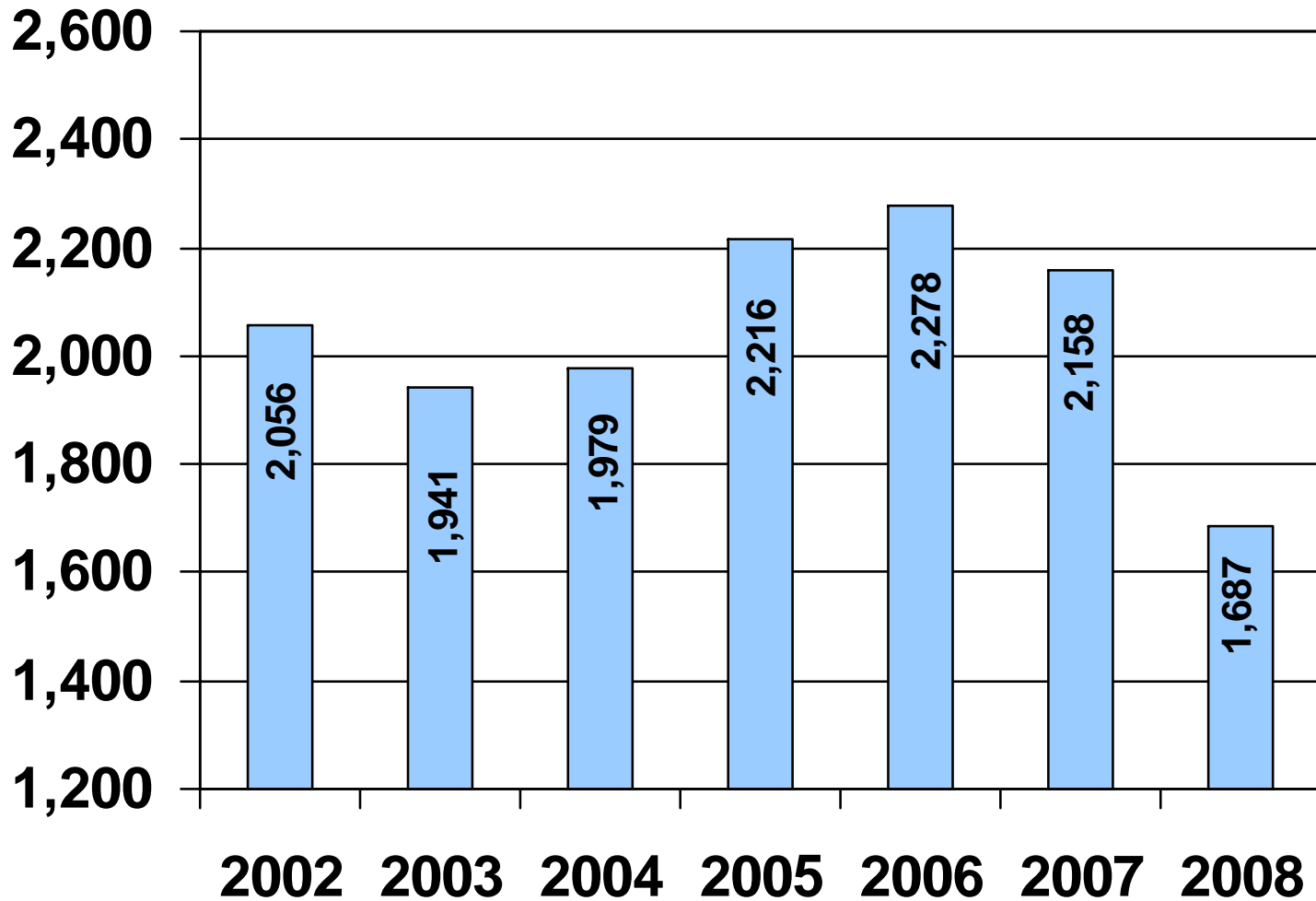
Class	Valuation Approach	Assessment Rate
Residential	Market Value	11.5%
Commercial and Industrial	Market Value	25.0%
Vacant	Market Value	12.0%
Agricultural	Use Value	30.0%

Residential

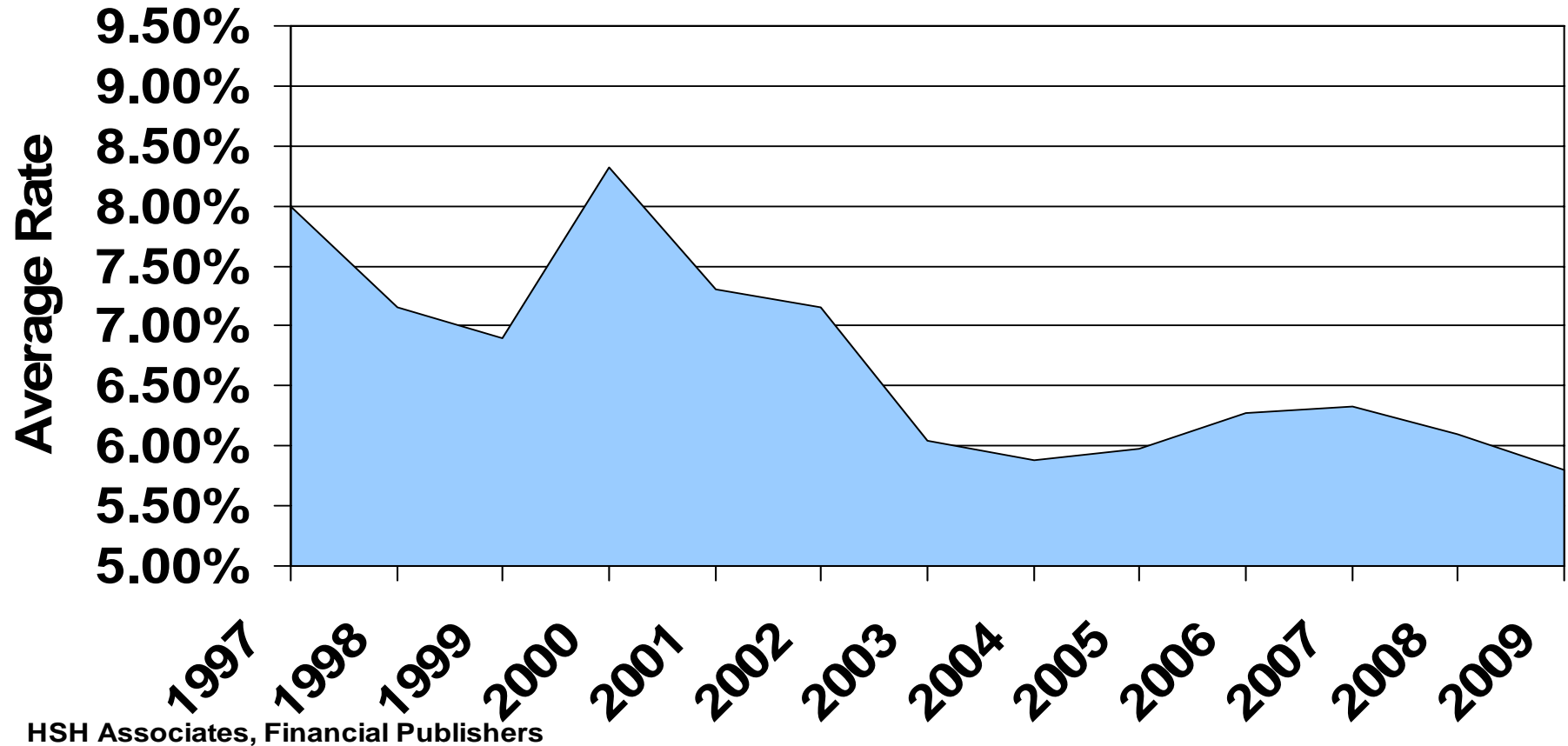
Residential Property represents about 55% of the total assessed value in Sedgwick County.



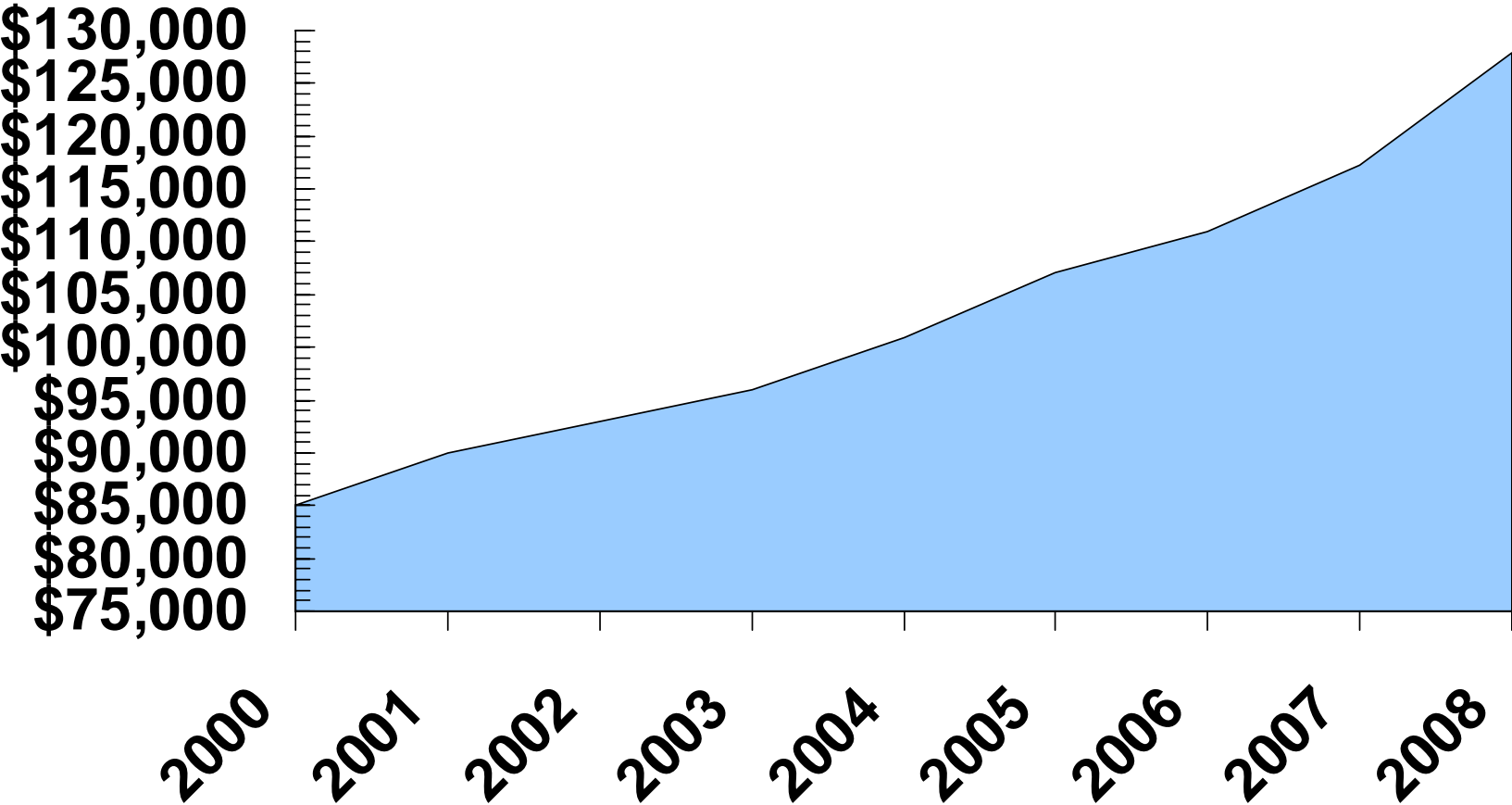
Residential Building Permit Activity



Interest Rates Over Time as of January 1st

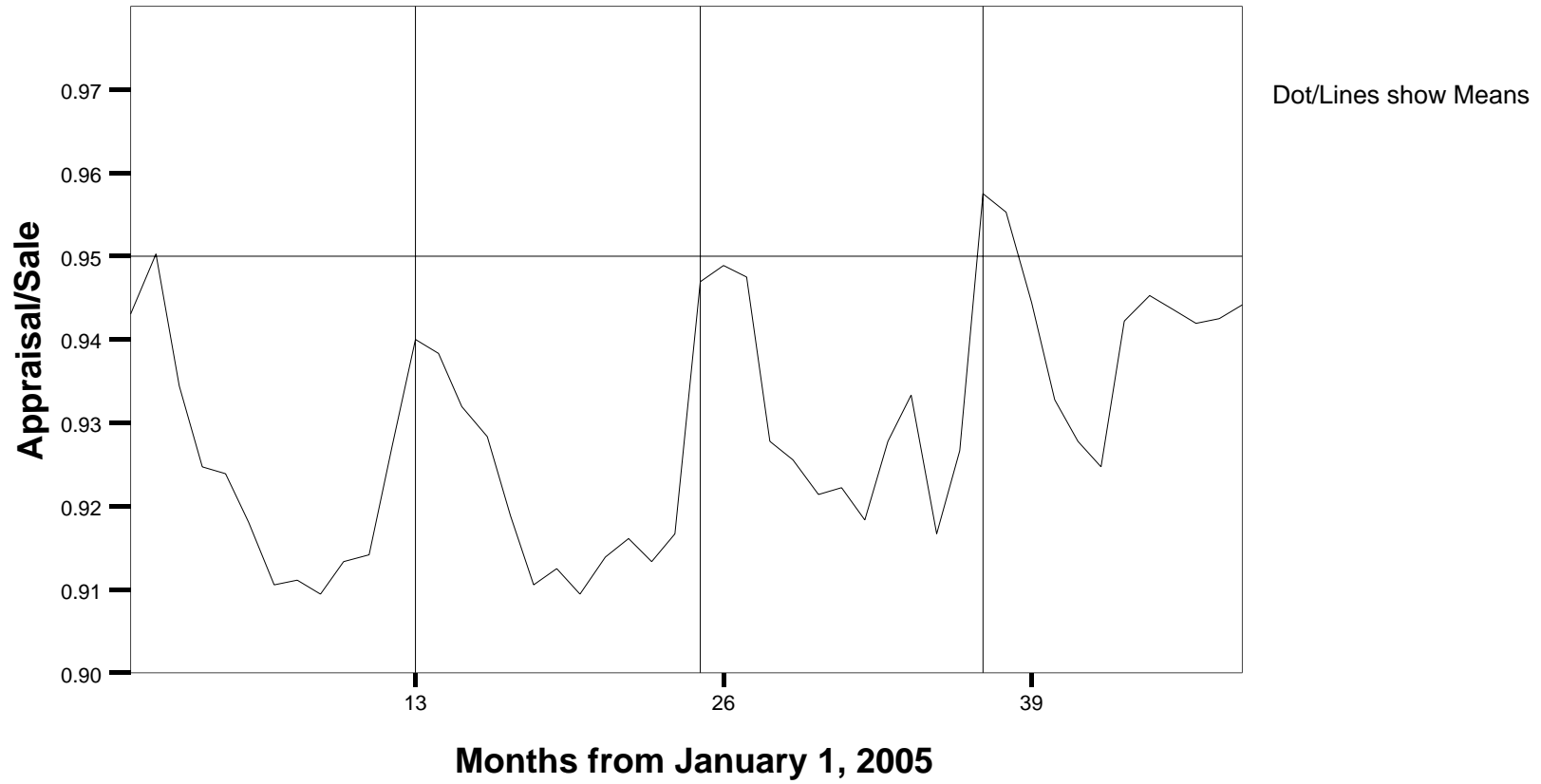


Median Residential Sale Prices Climb



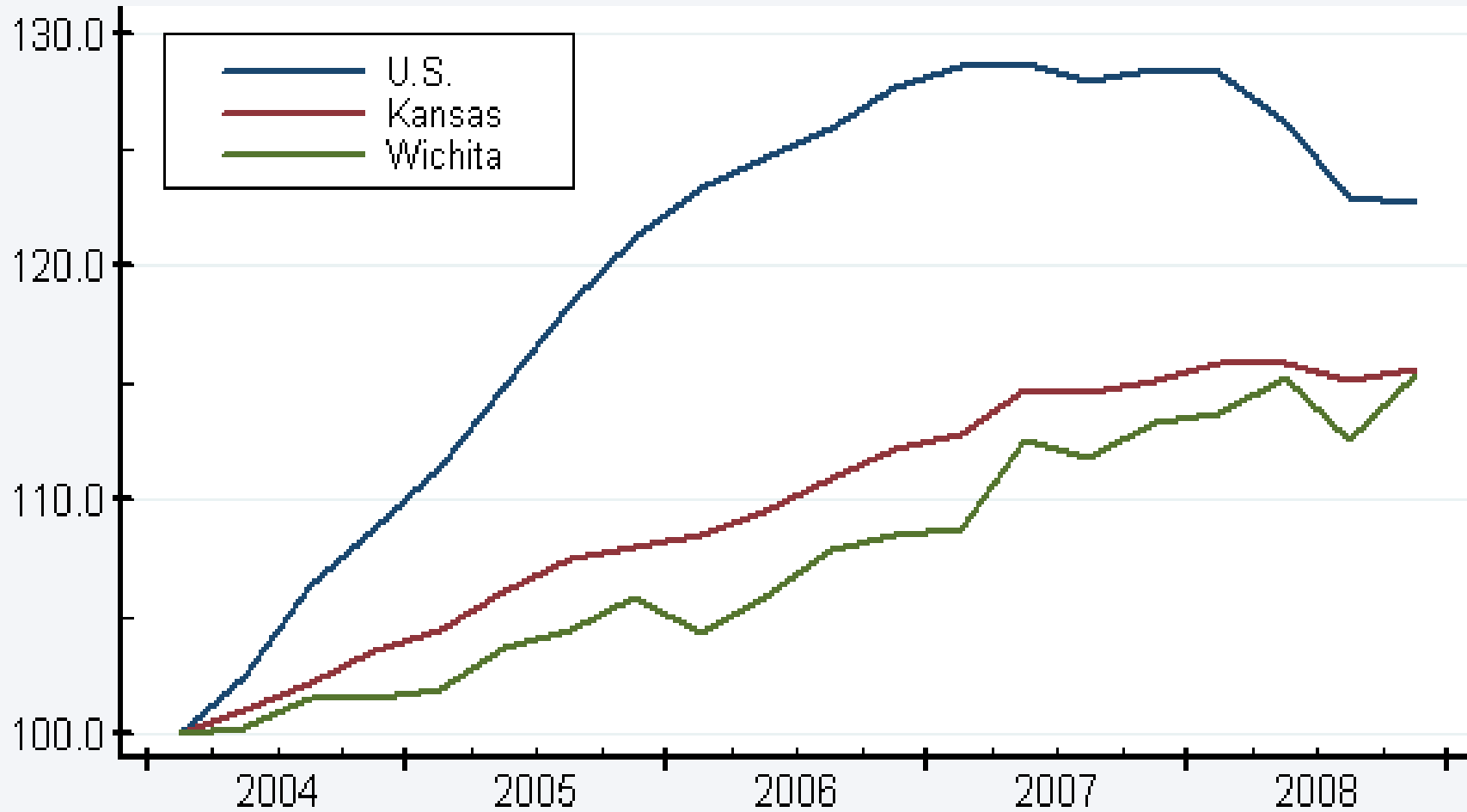
Sedgwick County Appraiser's Office Sales History Data File

Residential Ratios



Home Price Index Wichita MSA

Index: 2004Q1



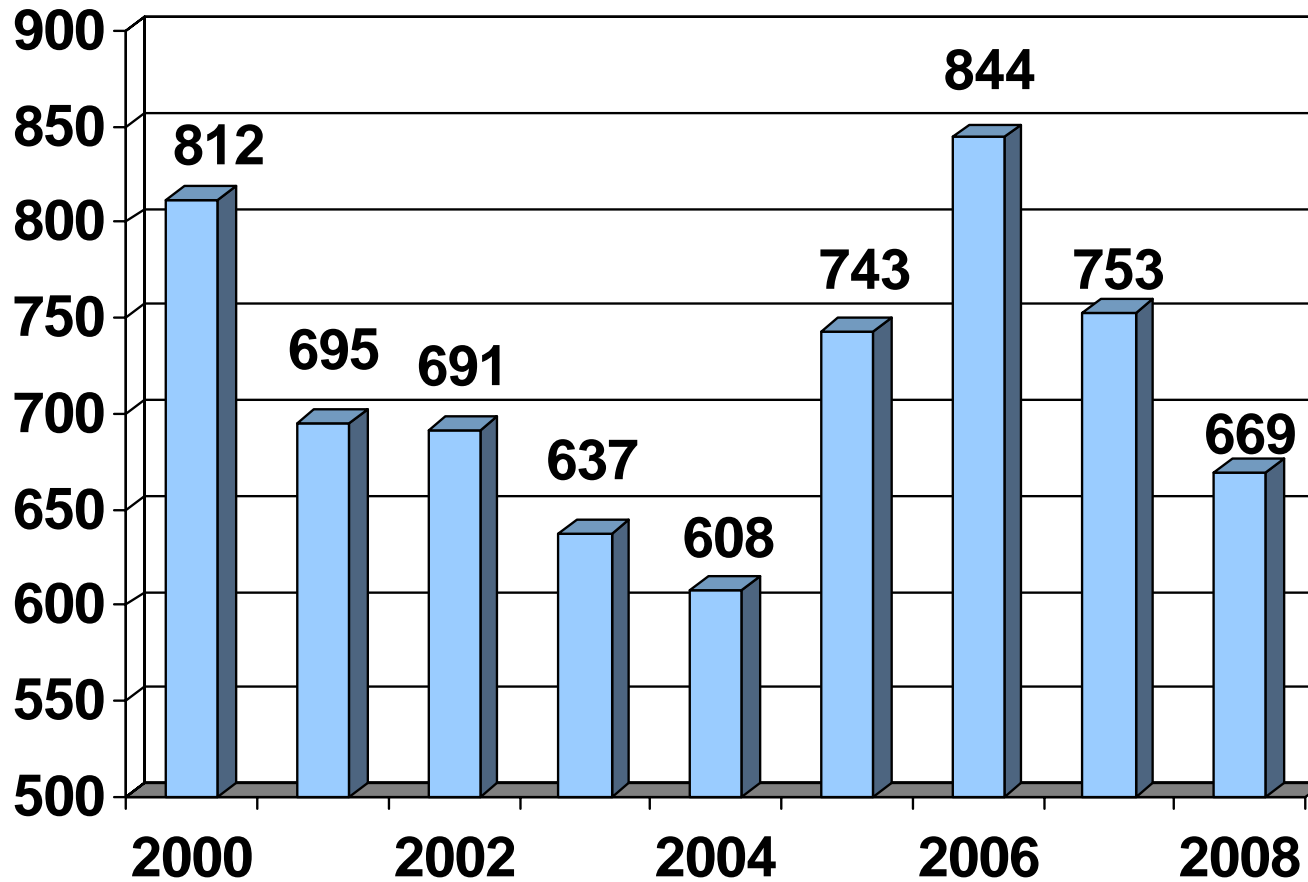
Source: Office of Federal Housing Enterprise Oversight

Commercial

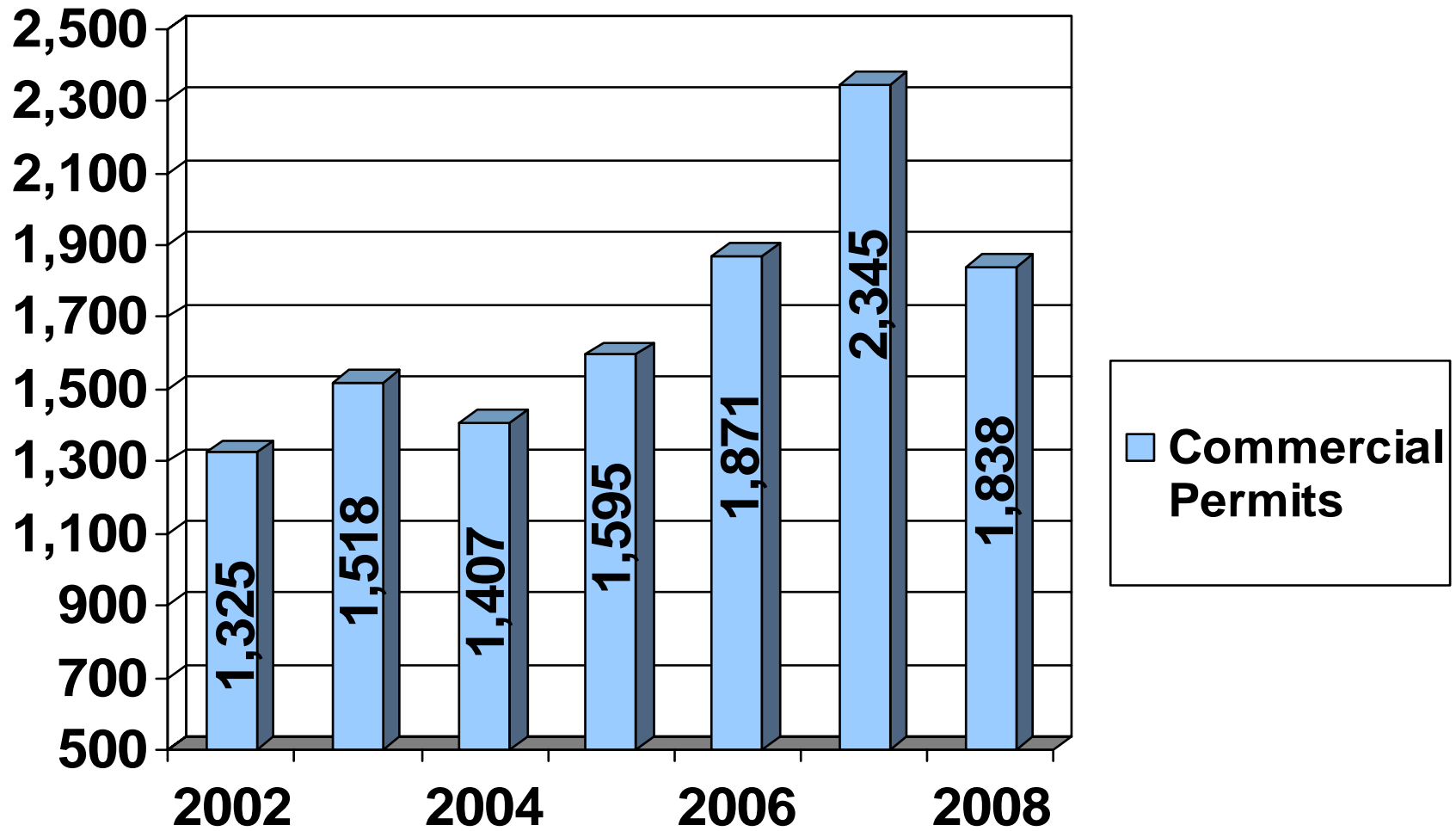
Commercial Property represents about 30% of the total assessed value of the County.



Commercial Property Transactions



Commercial Building Permit Activity



Commercial

Building permit summaries by Commercial Property Types

- Retail 826,518 square feet added
- Office 176,190 square feet added
- Industrial 885,135 square feet added
- Apartments 497 units added

Agriculture

- 458,874 acres or 70% of the land in Sedgwick County is devoted to agricultural use



Agricultural Valuation

- Department of Revenue, Property Valuation Division sets the agricultural use values for the entire state.

2009 Valuation Summary

- **Residential Parcels**

- (13%) Increase in value
- (15%) Decrease in value
- (72%) No change in value

- **Commercial Parcels**

- (5%) Increase in value
- (4%) Decrease in value
- (91%) No change in value

- **Agricultural Parcels**

- (13%) Increase in value
- (64%) Decrease in value
- (23%) No change in value

Appealing Values

- 218,501 + Real Property Value Notices will be Mailed March 27th, 2009
 - Informal Hearings begin April 14th
 - Appeal Deadline – May 1st

CUSTOMER SERVICE

Information & Assistance

Sedgwick County Courthouse, 2nd Floor

660-9110

Convenience Centers

940 N Tyler, Suite 101, Wichita

212 W. Greenway, Derby (Derby Tag Office)

www.sedgwickcounty.org

Appeal Process Information

Real Property Values

Real Property Sales



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