

County Appraiser

Mission: *To fairly and accurately discover, list, and value all tangible taxable property within Sedgwick County; meet all statutory requirements; maintain in-house training; attain current information to ensure accuracy; provide information to all who come in contact with our office in a courteous, professional manner and educate the public and private sectors relative to the appraisal process.*

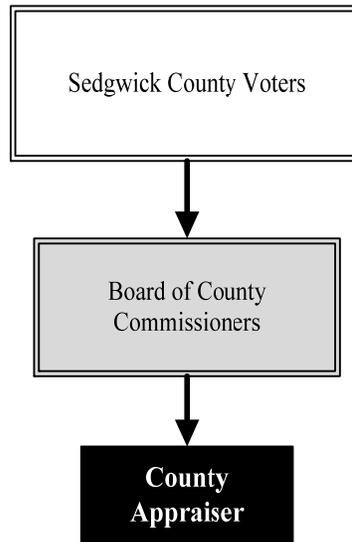
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Sedgwick County Appraiser

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Overview

The Appraiser's Office is required by law to annually appraise all tangible, taxable property by January 1. In Sedgwick County, this means the Appraiser's Office determines value for 220,113 residential, agricultural, multi-family, commercial, and industrial parcels, as well as 33,386 personal property accounts. In addition to appraising property, the Office must apply classification rates and determine the eligibility of certain religious, charitable, educational, and municipal property tax exemptions. The Appraiser's Office maintains an extensive property information system as the basis for appraised valuations and property ownership tracking. The Office continues to advance in computer and other technologies to ensure better service and fair equal appraisals of property in the County.



Strategic Goals:

- *Develop and maintain positive, cohesive relationships that promote a positive image*
- *Provide government services to citizens at a convenient location outside the main courthouse*
- *Be a model of appraisal excellence with a reputation for delivering equitable, accurate, and understandable appraisals that meet statutory requirements*

Highlights

- In 2015, the Sedgwick County Appraiser's Office was recognized by the Kansas Department of Revenue - Property Valuation Division for achieving Substantial Compliance
- Sixteen Appraiser's Office employees have professional development designations from the International Association of Assessing Officers, the Appraisal Institute, and the Kansas Department of Revenue's Property Valuation Division



Accomplishments and Priorities

Accomplishments

In 2016, the State of Kansas Division of Property Valuation approved Sedgwick County's request to use an alternative form of property valuation notification. The Sedgwick County Appraiser's Office requested the change in an effort to save approximately \$41,000 by not mailing valuation notices to owners of properties that did not experience a change in value or classification from 2015 to 2016.

In 2015, the State of Kansas Division of Property Valuation commended the Sedgwick County Appraiser's Office for successfully achieving substantial compliance.

Priorities

Priorities of the Sedgwick County Appraiser's Office are to continue working toward fulfillment of its mission, which includes 1) fair and accurate discovery, listing, and valuation of all tangible taxable property within Sedgwick County; 2) meeting all statutory requirements of the office; 3) providing information to all who come in contact with the office in a courteous, professional manner and educating the public and private sectors relative to the appraisal process; 4) maintaining in-house training; and 5) acquiring current information to ensure accuracy.

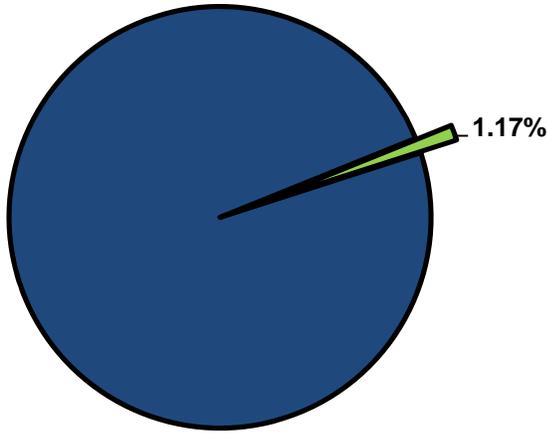


Significant Budget Adjustments

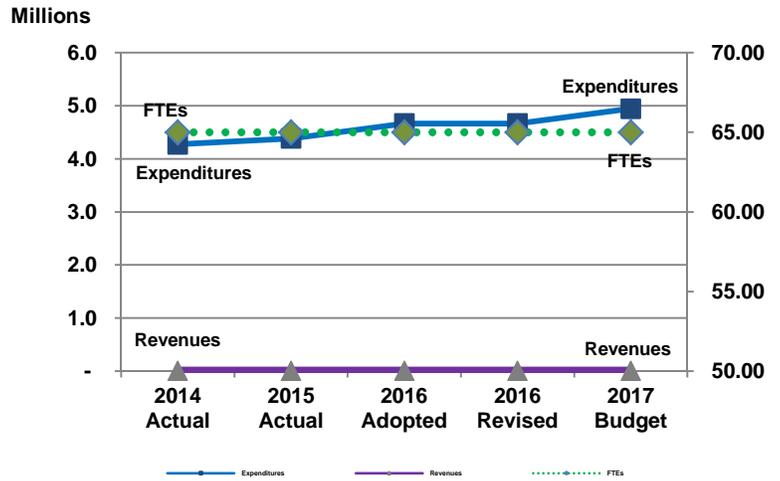
Changes to the County Appraiser's 2017 budget include an increase of \$233,000 for the digital oblique imagery flight, required once every six years.

Divisional Graphical Summary

County Appraiser
Percent of Total County Operating Budget



Expenditures, Program Revenue & FTEs
All Operating Funds



Budget Summary by Category

	2014 Actual	2015 Actual	2016 Adopted	2016 Revised	2017 Budget	Amount Chg '16 Rev.-'17	% Chg '16 Rev.-'17
Expenditures							
Personnel	3,796,478	3,887,214	4,111,487	4,111,487	4,159,281	47,794	1.16%
Contractual Services	415,520	433,996	462,371	462,371	695,491	233,120	50.42%
Debt Service	-	-	-	-	-	-	-
Commodities	61,491	61,758	90,968	90,968	90,968	-	0.00%
Capital Improvements	-	-	-	-	-	-	-
Capital Equipment	-	-	-	-	-	-	-
Interfund Transfers	-	-	-	-	-	-	-
Total Expenditures	4,273,489	4,382,968	4,664,826	4,664,826	4,945,740	280,914	6.02%
Revenues							
Tax Revenues	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Charges for Services	-	-	-	-	-	-	-
All Other Revenue	3,364	4,340	3,569	3,569	3,645	75	2.11%
Total Revenues	3,364	4,340	3,569	3,569	3,645	75	2.11%
Full-Time Equivalents (FTEs)							
Property Tax Funded	65.00	65.00	65.00	65.00	65.00	-	0.00%
Non-Property Tax Funded	-	-	-	-	-	-	-
Total FTEs	65.00	65.00	65.00	65.00	65.00	-	0.00%

Budget Summary by Fund

Fund	2014 Actual	2015 Actual	2016 Adopted	2016 Revised	2017 Budget	Amount Chg '16 Rev.-'17	% Chg '16 Rev.-'17
General Fund	4,273,489	4,382,968	4,664,826	4,664,826	4,712,740	47,914	1.03%
Technology Enhancement	-	-	-	-	233,000	233,000	
Total Expenditures	4,273,489	4,382,968	4,664,826	4,664,826	4,945,740	280,914	6.02%

Significant Budget Adjustments from Prior Year Revised Budget

	Expenditures	Revenues	FTEs
Increase in expenditures due to the digital oblique imagery flight	233,000		

Total 233,000 - -

Budget Summary by Program

Program	Fund	2014 Actual	2015 Actual	2016 Adopted	2016 Revised	2017 Budget	% Chg '16 Rev.-'17	2017 FTEs
Administration	110	603,001	617,987	684,487	684,487	671,394	-1.91%	3.00
Commercial	110	875,629	969,231	969,730	969,730	967,308	-0.25%	13.00
Residential & Agriculture	110	1,034,137	1,012,720	1,150,856	1,150,856	1,196,854	4.00%	18.00
Special Use Property	110	757,375	761,576	783,295	783,295	776,377	-0.88%	12.00
Appraisal Support Staff	110	1,003,347	1,021,454	1,076,457	1,076,457	1,100,807	2.26%	19.00
Digital Oblique Imagery	237	-	-	-	-	233,000	0.00%	-
Total		4,273,489	4,382,968	4,664,826	4,664,826	4,945,740	6.02%	65.00

Personnel Summary By Fund

Position Titles	Fund	Grade	Budgeted Compensation Comparison			FTE Comparison		
			2016 Adopted	2016 Revised	2017 Budget	2016 Adopted	2016 Revised	2017 Budget
County Appraiser	110	GRADE139	113,655	113,209	113,209	1.00	1.00	1.00
Senior Administrative Project Manager	110	GRADE133	76,060	77,181	77,181	1.00	1.00	1.00
Administrative Manager	110	GRADE132	138,990	146,714	146,714	2.00	2.00	2.00
Residential/Agricultural Project Leader	110	GRADE132	71,336	70,000	70,000	1.00	1.00	1.00
Commercial COTA Specialist	110	GRADE129	55,550	56,911	56,911	1.00	1.00	1.00
Appraisal Modeler II	110	GRADE127	91,530	90,203	90,203	2.00	2.00	2.00
Department Application Manager	110	GRADE127	46,803	48,404	48,404	1.00	1.00	1.00
Senior Administrative Officer	110	GRADE127	214,085	212,483	212,483	4.00	4.00	4.00
Senior Commercial Appraiser	110	GRADE127	113,390	115,569	115,569	2.00	2.00	2.00
Commercial Land Analyst	110	GRADE126	41,299	44,360	44,360	1.00	1.00	1.00
Management Analyst I	110	GRADE126	127,270	121,290	121,290	3.00	3.00	3.00
Senior Land Analyst	110	GRADE126	43,355	43,997	43,997	1.00	1.00	1.00
Senior Residential Appraiser	110	GRADE126	181,575	184,707	184,707	4.00	4.00	4.00
Administrative Officer	110	GRADE124	146,372	149,907	149,907	3.00	3.00	3.00
Administrative Technician	110	GRADE124	35,526	36,774	36,774	1.00	1.00	1.00
Appraisal Logistics Assisant	110	GRADE124	-	35,526	35,526	-	1.00	1.00
Commercial Appraiser	110	GRADE124	185,813	187,294	187,294	5.00	5.00	5.00
Appraisal Logistics Assisant	110	GRADE123	34,796	-	-	1.00	-	-
Residential Appraiser	110	GRADE123	287,460	276,013	276,013	8.00	8.00	8.00
Senior Personal Property Appraiser	110	GRADE123	94,752	96,136	96,136	2.00	2.00	2.00
Personal Property Appraiser	110	GRADE121	96,482	99,484	99,484	3.00	3.00	3.00
Appraisal Support Specialist	110	GRADE120	466,099	468,466	468,466	15.00	15.00	15.00
Problem Resolution Specialist	110	GRADE120	130,308	116,330	116,330	3.00	3.00	3.00
Subtotal					2,790,958			
Add:								
Budgeted Personnel Savings					(51,356)			
Compensation Adjustments					83,773			
Overtime/On Call/Holiday Pay					5,373			
Benefits					1,330,534			
Total Personnel Budget					4,159,281	65.00	65.00	65.00

• Administration

Administration provides general management services to all sections within the Appraiser’s Office including: human resource management, inventory, budget development and oversight, technology planning, office communication, public relations as well as education and professional development. Administration also serves as liaison to other County divisions, professional organizations and different levels of state government.

Fund(s): County General Fund 110

Expenditures	2014 Actual	2015 Actual	2016 Adopted	2016 Revised	2017 Budget	Amnt. Chg. '16 - '17	% Chg. '16 - '17
Personnel	262,412	271,497	288,552	288,552	281,156	(7,396)	-2.6%
Contractual Services	279,192	285,239	304,967	304,967	299,270	(5,697)	-1.9%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	61,397	61,251	90,968	90,968	90,968	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	603,001	617,987	684,487	684,487	671,394	(13,093)	-1.9%
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	-	-	-	-	-	-	0.0%
All Other Revenue	3,364	3,835	3,569	3,569	3,129	(440)	-12.3%
Total Revenues	3,364	3,835	3,569	3,569	3,129	(440)	-12.3%
Full-Time Equivalents (FTEs)	3.00	3.00	3.00	3.00	3.00	-	0.0%

• Commercial

Commercial Real Estate is responsible for discovery, listing, and valuation of all commercial real property parcels in Sedgwick County. This is accomplished through the use of properly applied mass appraisal techniques for commercial properties in accordance with the State of Kansas statutes and the Kansas Department of Revenue Property Valuation Division directives and guidelines. This section is also responsible for the review of values through the appeal processes.

Fund(s): County General Fund 110

Expenditures	2014 Actual	2015 Actual	2016 Adopted	2016 Revised	2017 Budget	Amnt. Chg. '16 - '17	% Chg. '16 - '17
Personnel	822,199	900,763	898,317	898,317	895,348	(2,970)	-0.3%
Contractual Services	53,430	68,371	71,413	71,413	71,960	547	0.8%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	-	97	-	-	-	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	875,629	969,231	969,730	969,730	967,308	(2,423)	-0.2%
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	-	-	-	-	-	-	0.0%
All Other Revenue	-	267	-	-	272	272	0.0%
Total Revenues	-	267	-	-	272	272	0.0%
Full-Time Equivalents (FTEs)	13.00	13.00	13.00	13.00	13.00	-	0.0%

• Residential and Agriculture

Residential and Agricultural Real Estate is responsible for discovery, listing, and valuation of all residential/agricultural real property parcels in Sedgwick County. This is accomplished through the use of properly applied mass appraisal techniques for residential and agricultural properties in accordance with the State of Kansas statutes and the Kansas Department of Revenue Property Valuation Division directives and guidelines. This section is also responsible for the review of values through the appeal processes.

Fund(s): County General Fund 110							
Expenditures	2014 Actual	2015 Actual	2016 Adopted	2016 Revised	2017 Budget	Amnt. Chg. '16 - '17	% Chg. '16 - '17
Personnel	983,631	955,925	1,096,250	1,096,250	1,138,403	42,153	3.8%
Contractual Services	50,507	56,386	54,606	54,606	58,451	3,845	7.0%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	-	410	-	-	-	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	1,034,137	1,012,720	1,150,856	1,150,856	1,196,854	45,998	4.0%
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	-	-	-	-	-	-	0.0%
All Other Revenue	-	238	-	-	243	243	0.0%
Total Revenues	-	238	-	-	243	243	0.0%
Full-Time Equivalents (FTEs)	17.00	18.00	18.00	18.00	18.00	-	0.0%

• Special Use Property

The Special Use Property Section is responsible for discovery, listing, and valuation of all business and individual personal property in Sedgwick County in accordance with the State of Kansas statutes and the Kansas Department of Revenue Property Valuation Division directives and guidelines. This section is responsible for the review of values through the appeal processes. In addition, the Special Use Property Section is responsible for Information & Assistance. Information & Assistance provides accurate, general information and technical assistance in a timely, professional, and courteous manner to the public regarding all aspects of the property tax system. The section is responsible for processing all exemption applications. The Special Use Property Section works closely with the Kansas Board of Tax Appeals (BOTA) regarding hearings, tax grievances, and exemptions.

Fund(s): County General Fund 110							
Expenditures	2014 Actual	2015 Actual	2016 Adopted	2016 Revised	2017 Budget	Amnt. Chg. '16 - '17	% Chg. '16 - '17
Personnel	738,359	744,040	761,451	761,451	750,477	(10,974)	-1.4%
Contractual Services	18,921	17,536	21,844	21,844	25,900	4,056	18.6%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	94	-	-	-	-	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	757,375	761,576	783,295	783,295	776,377	(6,918)	-0.9%
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	-	-	-	-	-	-	0.0%
All Other Revenue	-	-	-	-	-	-	0.0%
Total Revenues	-	-	-	-	-	-	0.0%
Full-Time Equivalents (FTEs)	13.00	12.00	12.00	12.00	12.00	-	0.0%

• Appraisal Support Staff

Appraisal Support is responsible for providing support to the Commercial, Residential and Agricultural Real Property Sections as well as the Personal Property Section. Support includes record imaging, record maintenance, map maintenance, logging and tracking of field processes, quality control of appraisal data, and fulfillment of data requests from external customers.

Fund(s): County General Fund 110

Expenditures	2014 Actual	2015 Actual	2016 Adopted	2016 Revised	2017 Budget	Amnt. Chg. '16 - '17	% Chg. '16 - '17
Personnel	989,877	1,014,989	1,066,916	1,066,916	1,093,897	26,981	2.5%
Contractual Services	13,470	6,464	9,541	9,541	6,910	(2,631)	-27.6%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	-	-	-	-	-	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	1,003,347	1,021,454	1,076,457	1,076,457	1,100,807	24,350	2.3%
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	-	-	-	-	-	-	0.0%
All Other Revenue	-	-	-	-	-	-	0.0%
Total Revenues	-	-	-	-	-	-	0.0%
Full-Time Equivalents (FTEs)	19.00	19.00	19.00	19.00	19.00	-	0.0%

• Digital Oblique Imagery

The Appraiser's Office is responsible for the discovery, listing, and valuation of all commercial, residential, and agricultural parcels in Sedgwick County. This is accomplished through the use of properly applied mass appraisal techniques in accordance with the State of Kansas Statutes and the Kansas Department of Revenue Property Valuation Division directives and guidelines. The Appraiser's Office is also responsible for the review and defense of values through the appeal process. In order to continue to provide quality public service for the residents of Sedgwick County, the Appraiser's Office purchased new digital oblique imagery and software in 2006 to improve business practices and efficiency. Oblique imagery is aerial photography that captures all sides of a parcel at an approximate 45 degree angle from the ground. This tool allows appraisers to measure the length and height of building structures and accurately collect parcel data from a desktop computer.

Fund(s): Technology Enhancement 237

Expenditures	2014 Actual	2015 Actual	2016 Adopted	2016 Revised	2017 Budget	Amnt. Chg. '16 - '17	% Chg. '16 - '17
Personnel	-	-	-	-	-	-	0.0%
Contractual Services	-	-	-	-	233,000	233,000	0.0%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	-	-	-	-	-	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	-	-	-	-	233,000	233,000	0.0%
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	-	-	-	-	-	-	0.0%
All Other Revenue	-	-	-	-	-	-	0.0%
Total Revenues	-	-	-	-	-	-	0.0%
Full-Time Equivalents (FTEs)	-	-	-	-	-	-	0.0%