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# 2019 Annual Real Estate Mass Appraisal Report

Appraiser's Office  
Mark Clark, AAS



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# 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 1 appraisal date



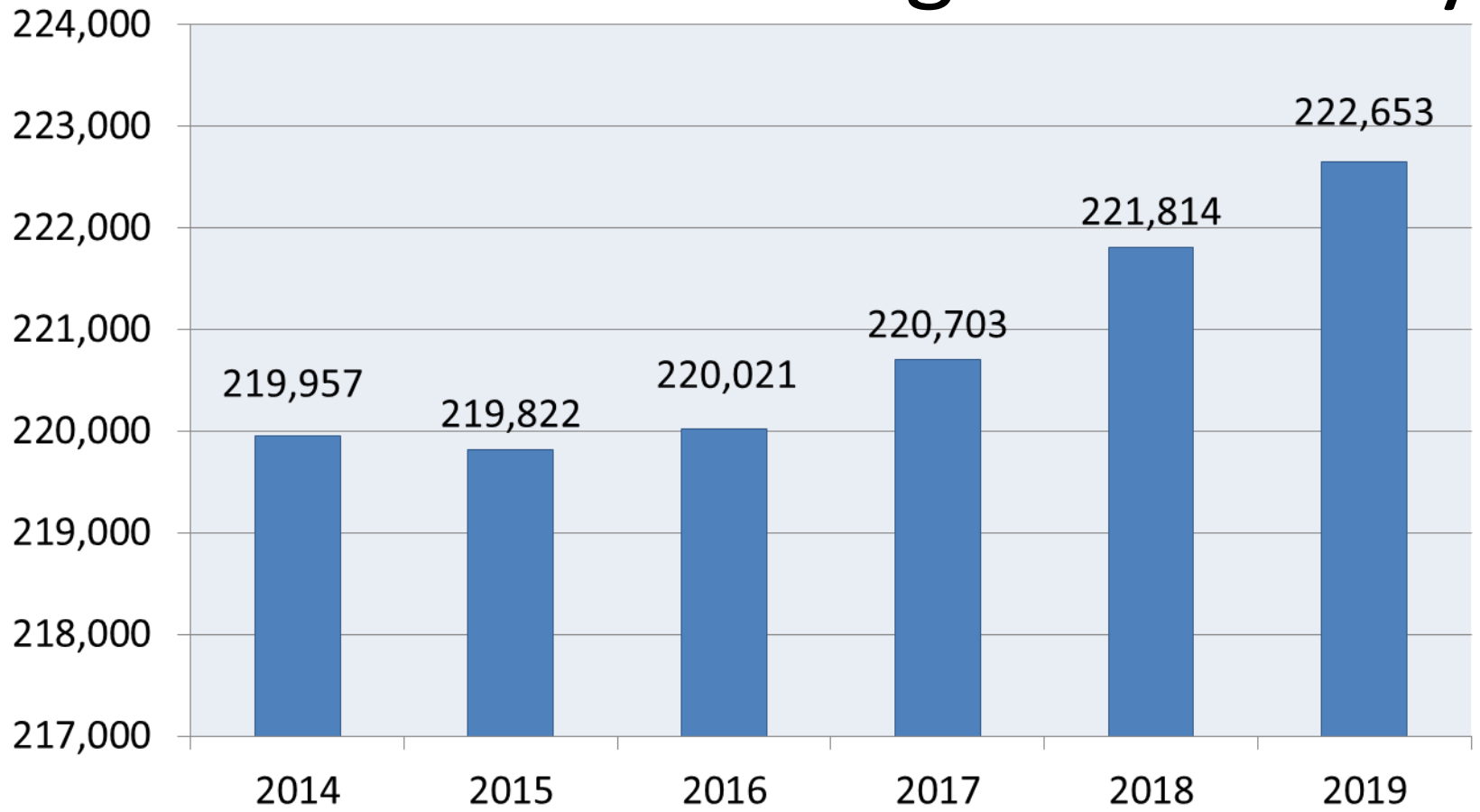
# Key Dates

Jan 1	Appraisal Date
<i>Mar 1</i>	<i>Real Property Value Notices mailed</i>
Mar 15	Personal Property Renditions due to Appraiser's Office
Mar 19	Real Property Informal Meetings begin
May 1	Personal Property Value Notices mailed
May 15	Personal Property Informal Meetings begin
<i>Jun 1</i>	<i>Appraiser certifies values to County Clerk</i>
Jul 15	County Clerk certifies abstract to PVD
Aug 25	Governing Bodies certify budgets to County Clerk
Nov 1	County Clerk certifies Tax Roll to County Treasurer



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# Parcel Growth in Sedgwick County

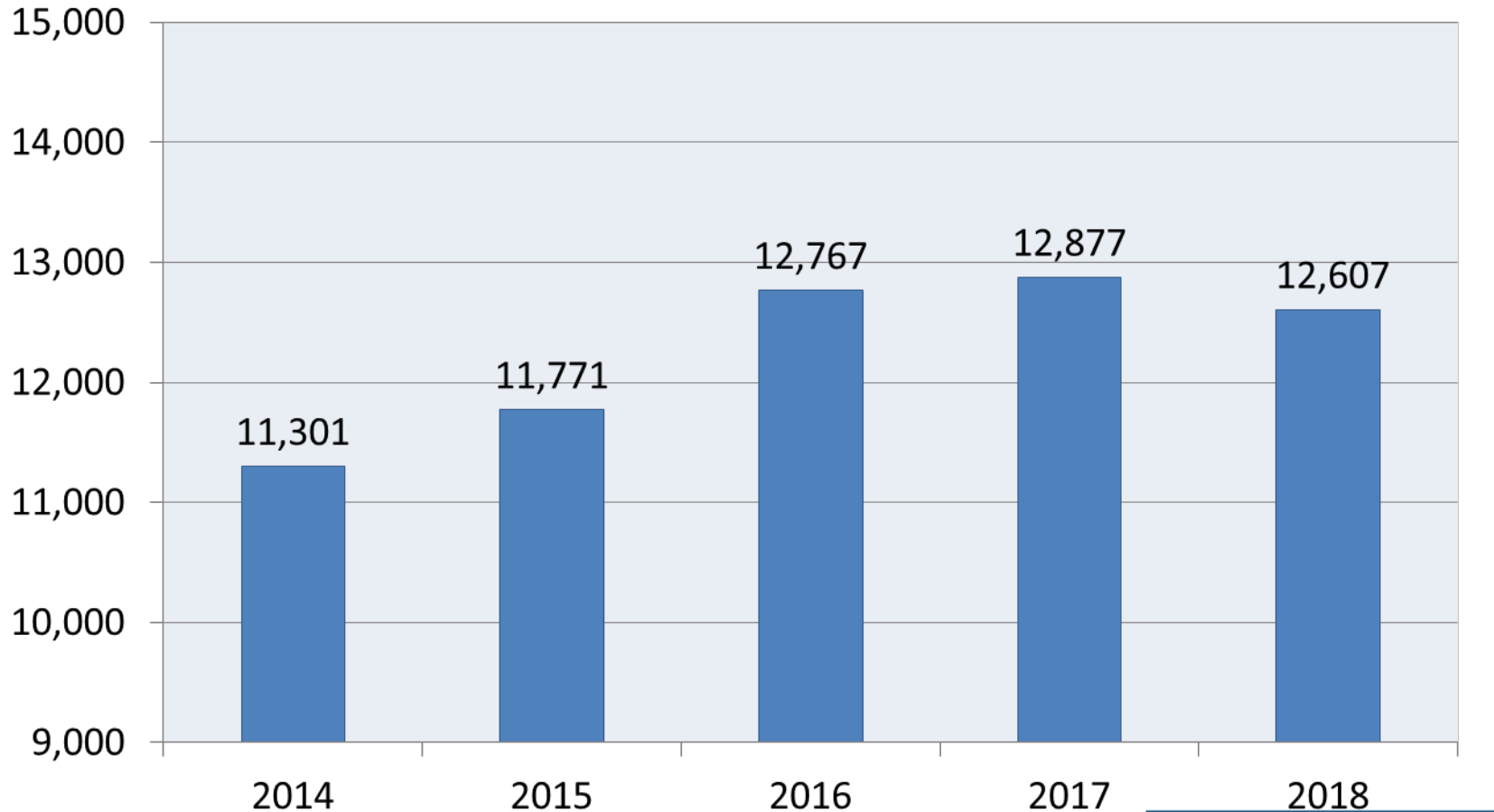


[www.sedgwickcounty.org](http://www.sedgwickcounty.org)



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# Sales Activity (all classes)



[www.sedgwickcounty.org](http://www.sedgwickcounty.org)



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# Residential

Residential Property represents about 57% of the total assessed value in Sedgwick County.

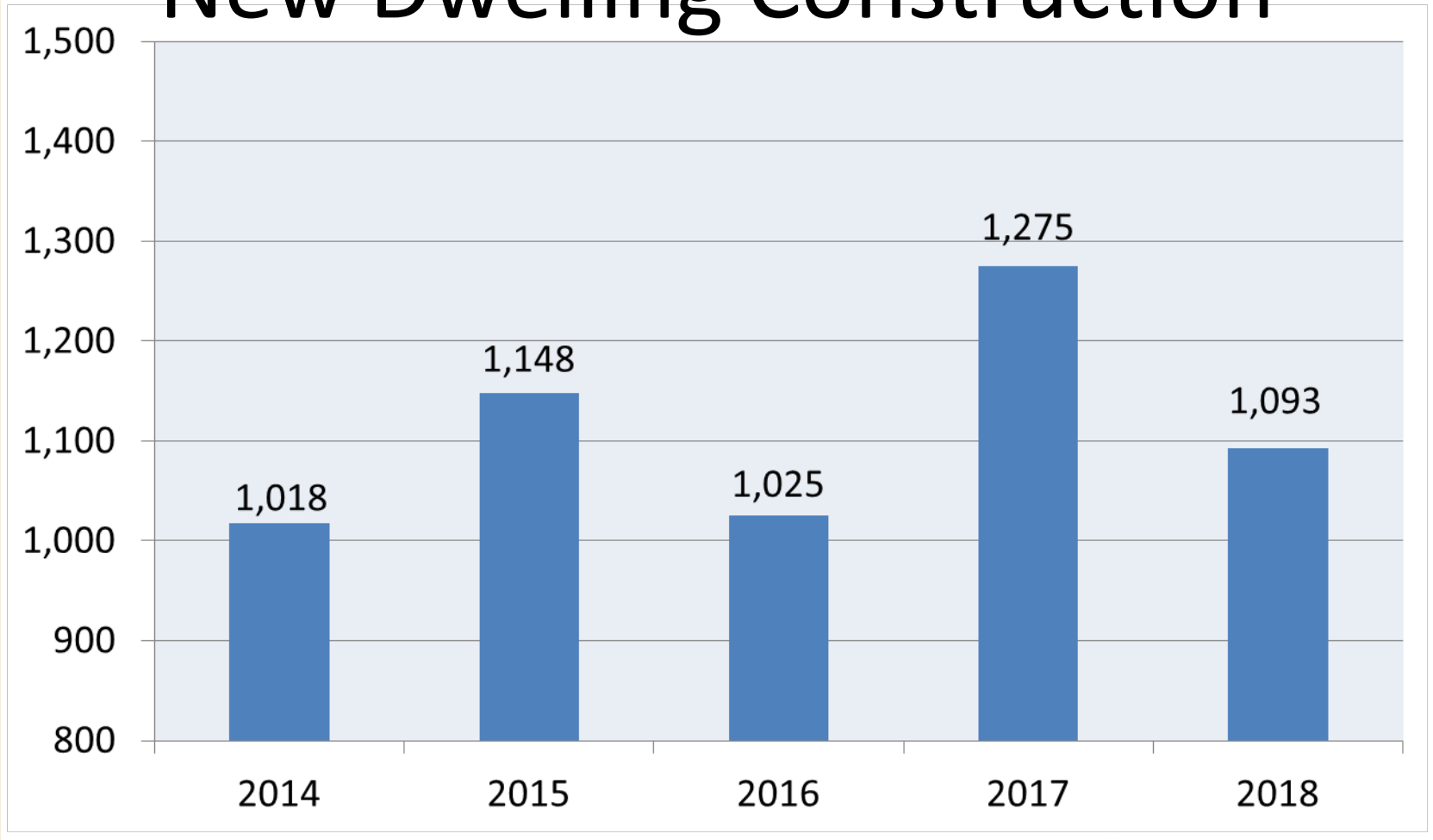


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# New Dwelling Construction

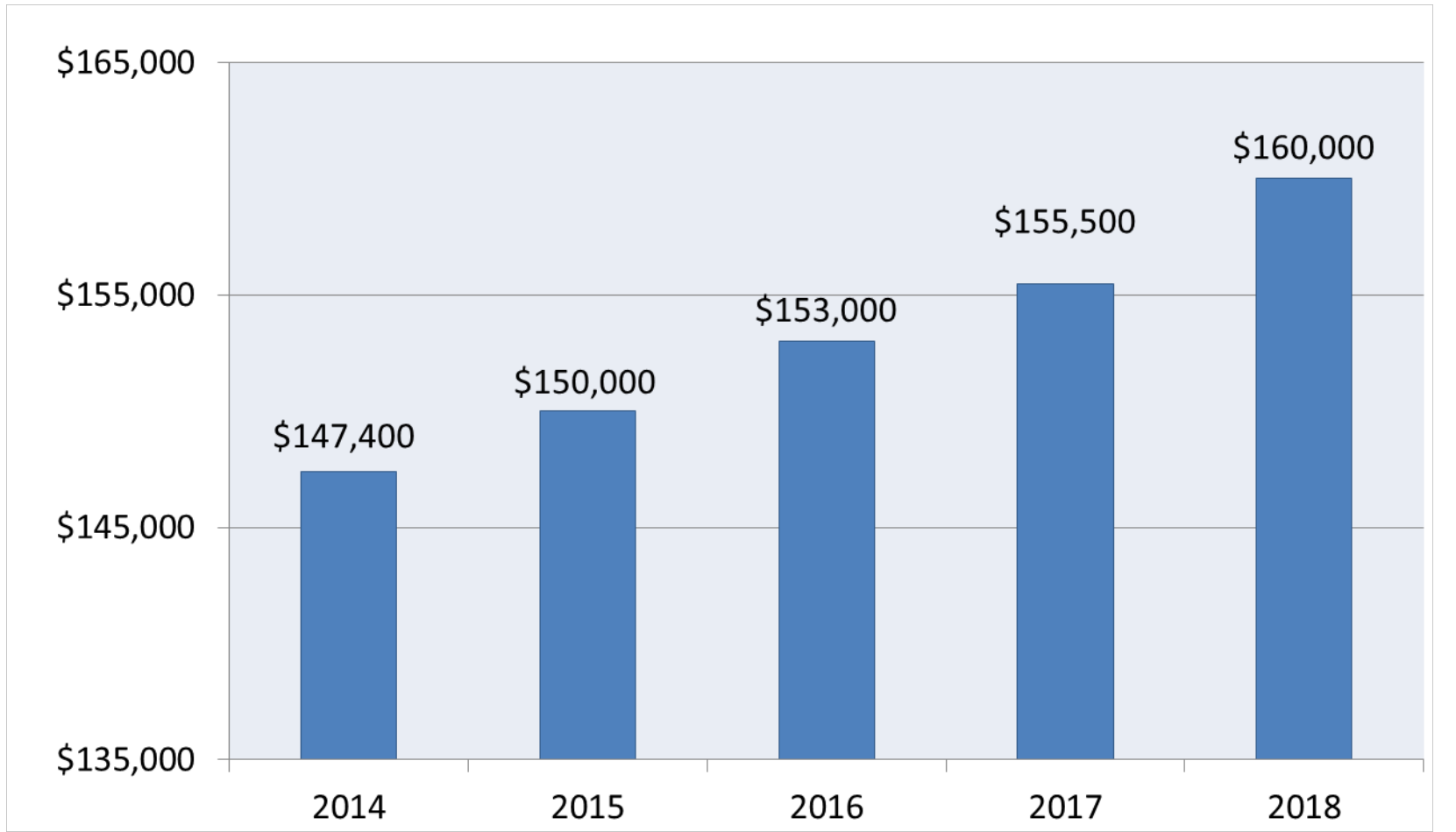


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# Median Sale Price



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**Commercial**  
Commercial Property represents about 31%  
of the total assessed value in Sedgwick County.

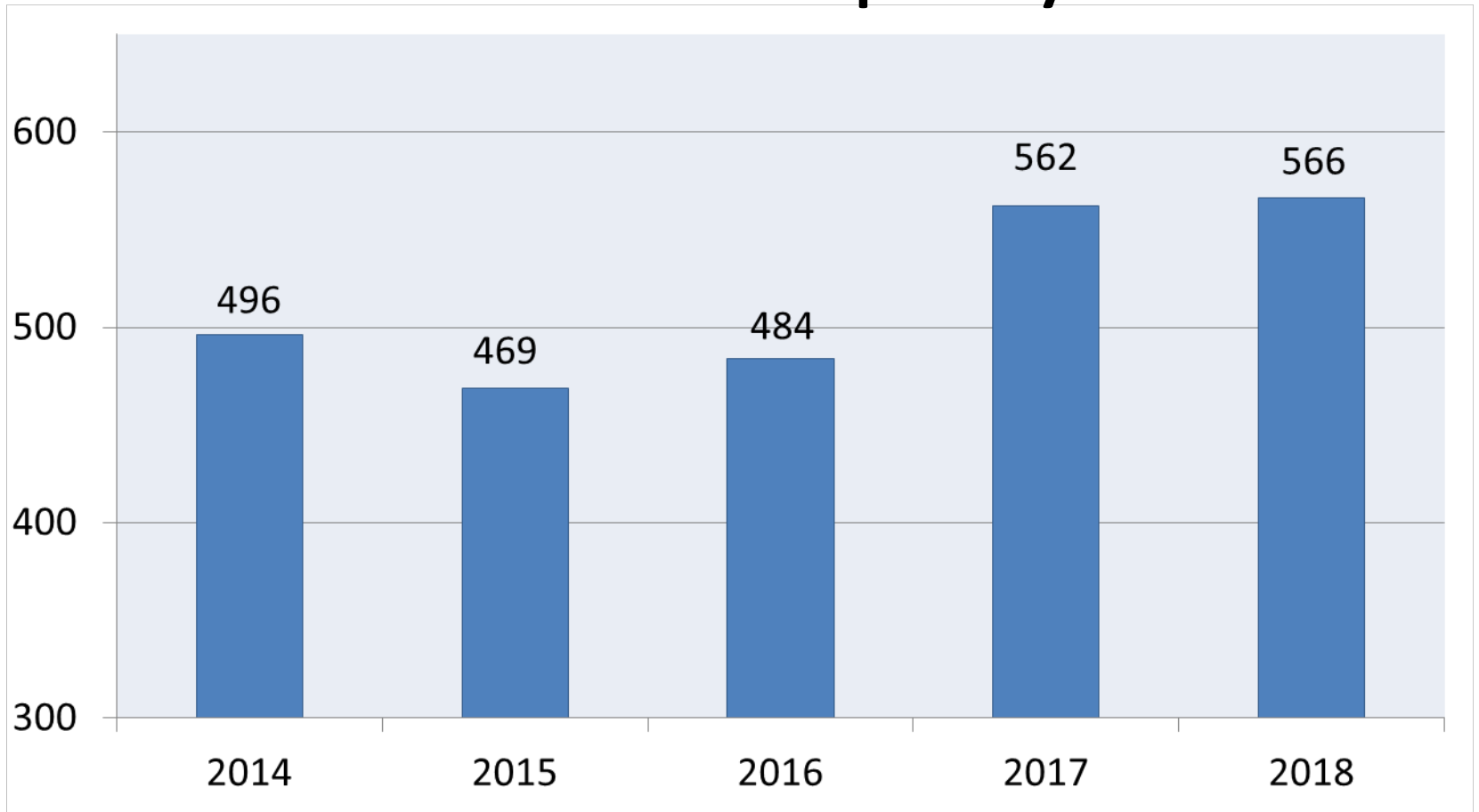


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# Commercial Property Sales

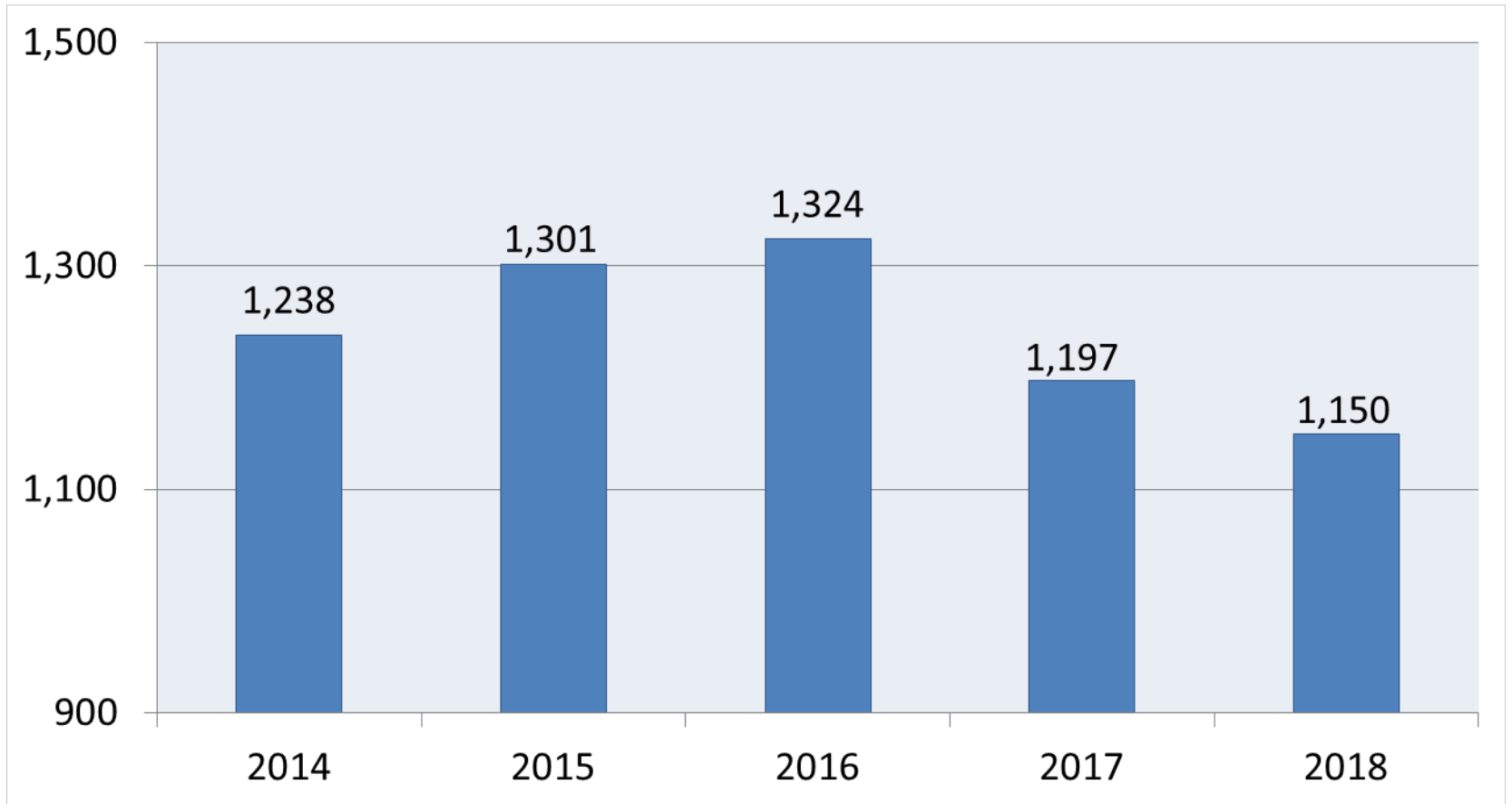


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# Commercial Building Permit Activity



[www.sedgwickcounty.org](http://www.sedgwickcounty.org)



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# 2018 Preliminary Appraisal /Sales Ratio Study

Property Class	Median Ratio
Residential	<90%
Commercial	<90%



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# Agricultural

438,764 acres or 68% of the land in Sedgwick County is devoted to agricultural use. Agricultural property represents less than 1% of the total assessed value in Sedgwick County.



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

[www.sedgwickcounty.org](http://www.sedgwickcounty.org)



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# 2019 Valuation Summary

- **Residential Parcels**
  - (11%) No change in value
  - (78%) Increase in value (typical change was 4.5%)
  - (11%) Decrease in value
- **Commercial Parcels**
  - (44%) No change in value
  - (42%) Increase in value (typical change was 5%)
  - (14%) Decrease in value
- **Agricultural Parcels**
  - (1%) No change in value
  - (52%) Increase in value (typical change was 1.5%)
  - (47%) Decrease in value



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# Mailing of Value Notices

The Sedgwick County Appraiser's Office will only mail value notices to property owners that experience a change in the appraised value or classification from 2018.

Approximately 180,000 real property value notices will be mailed for 2019, which is about 81% of all properties in Sedgwick County.



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## Accessing Value Notices if Your Value or Classification Did Not Change

Property owners who do not receive a notice in the mail may view the appraisal information for their property beginning March 1 online at [www.sedgwickcounty.org](http://www.sedgwickcounty.org). After March 1, property owners may print a notice from the website, which will include instructions on how to file an appeal.

[www.sedgwickcounty.org](http://www.sedgwickcounty.org)





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# Appeals Process

If property owners do not think their values reflect market value, or would like an explanation of how the value was determined they can fill out the back of the value notice and return it to the Sedgwick County Appraiser's Office within 30 days of the date indicated on the front of the notice.

Appeal meetings begin March 19, 2019.



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# Uniform and Equal

Please remember that the County Appraiser is required by law to value property in a uniform and equal manner and should not be considered an adversary. An increase in value does not necessarily result in an increase in taxes. The revenue needed for local services is set during budget hearings. Increases or decreases in property values do not change the amount of tax dollars needed for local services.



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# Customer Service Information & Assistance

271 W. 3<sup>rd</sup> St., Suite 501

Wichita, Kansas

660-9000

**[www.sedgwickcounty.org](http://www.sedgwickcounty.org)**  
Appeal Process Information  
Real Property Values  
Real Property Sales

[www.sedgwickcounty.org](http://www.sedgwickcounty.org)



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# Thank You

- I am pleased and proud of the work the Sedgwick County Appraisal Staff performed for the 2019 real property mass appraisal and I thank them.
- Thank you to the public for utilizing our services and we encourage them to continue coming to us for assistance.
- I wish to thank the Commissioners for allowing me to present today.

[www.sedgwickcounty.org](http://www.sedgwickcounty.org)