



*Sedgwick County...
working for you*

2020 Annual Real Estate Mass Appraisal Report

Appraiser's Office
Mark Clark, AAS, RMA
County Appraiser



Sedgwick County...
working for you

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



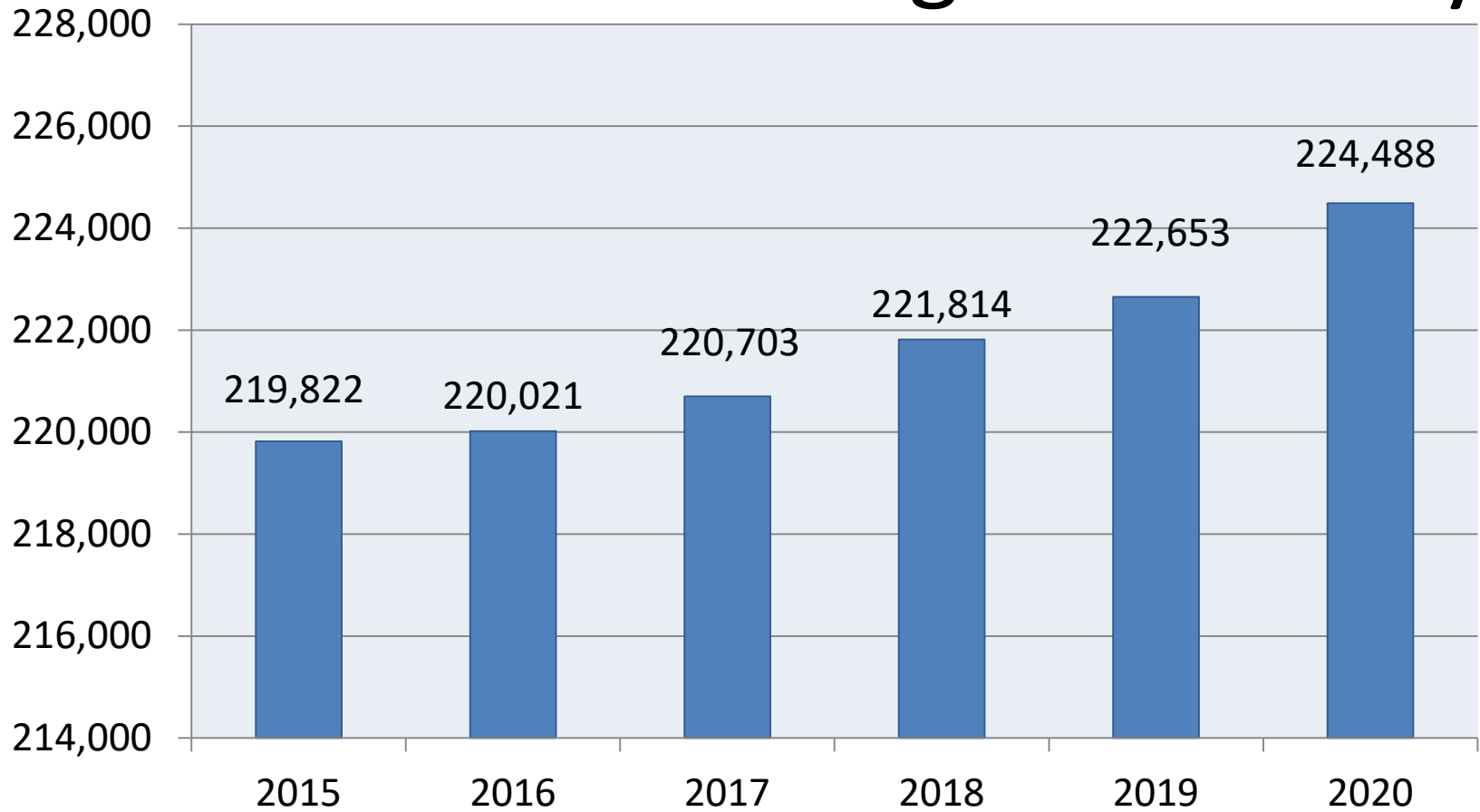
Key Dates

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



Sedgwick County...
working for you

Parcel Growth in Sedgwick County

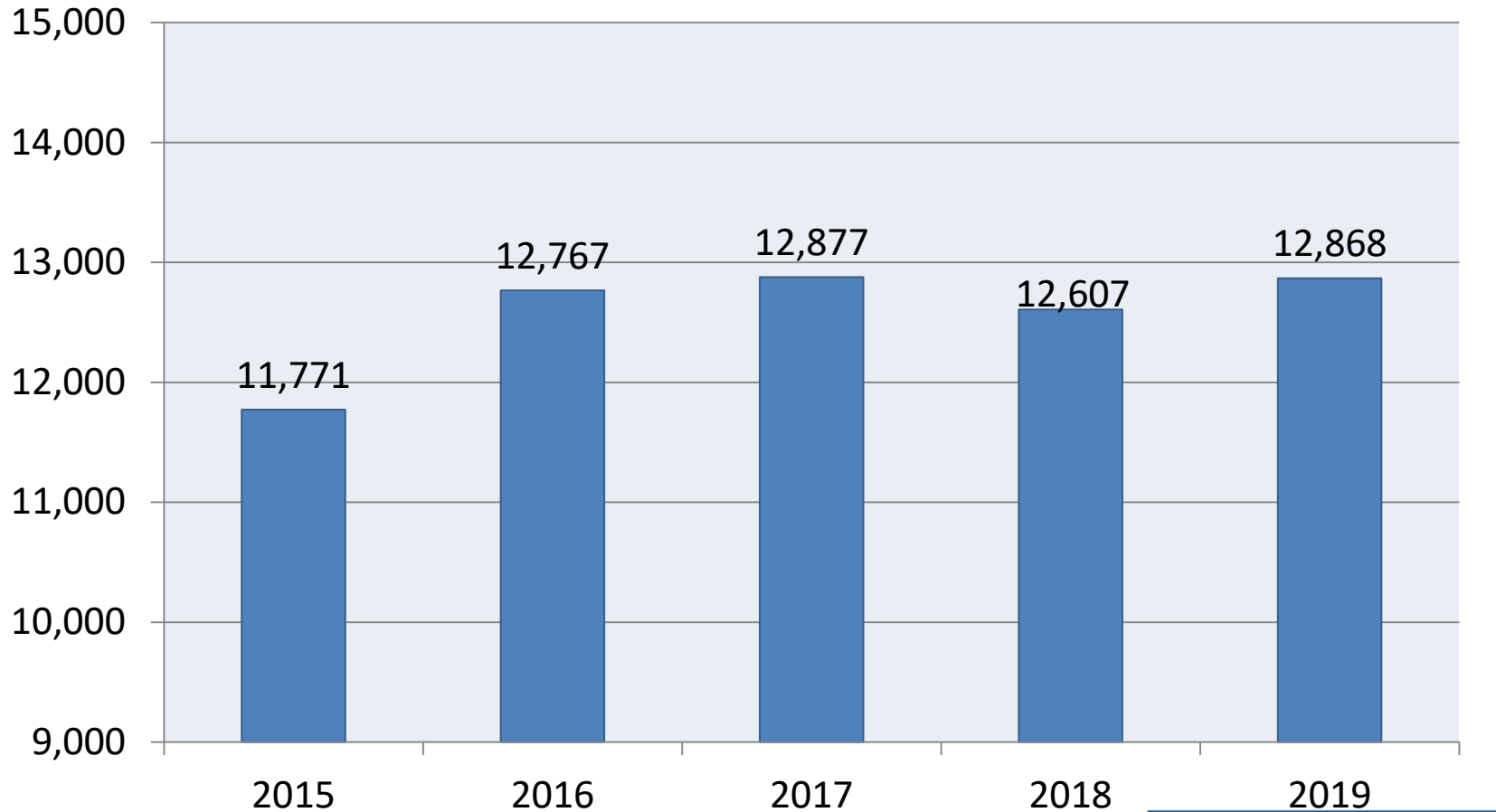


www.sedgwickcounty.org



Sedgwick County...
working for you

Sales Activity (all classes)



www.sedgwickcounty.org



*Sedgwick County...
working for you*

Residential

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

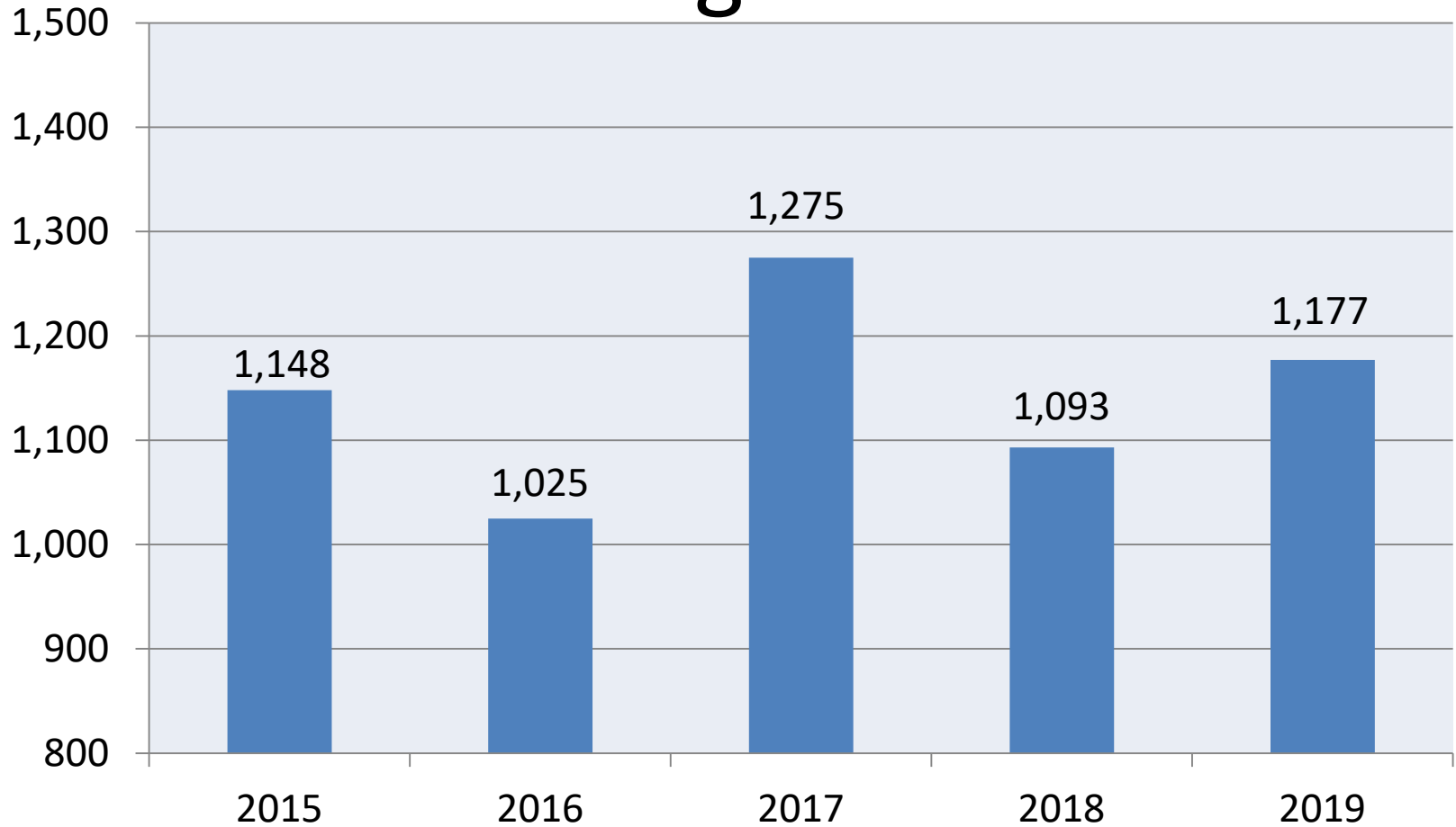


www.sedgwickcounty.org



Sedgwick County...
working for you

New Dwelling Construction



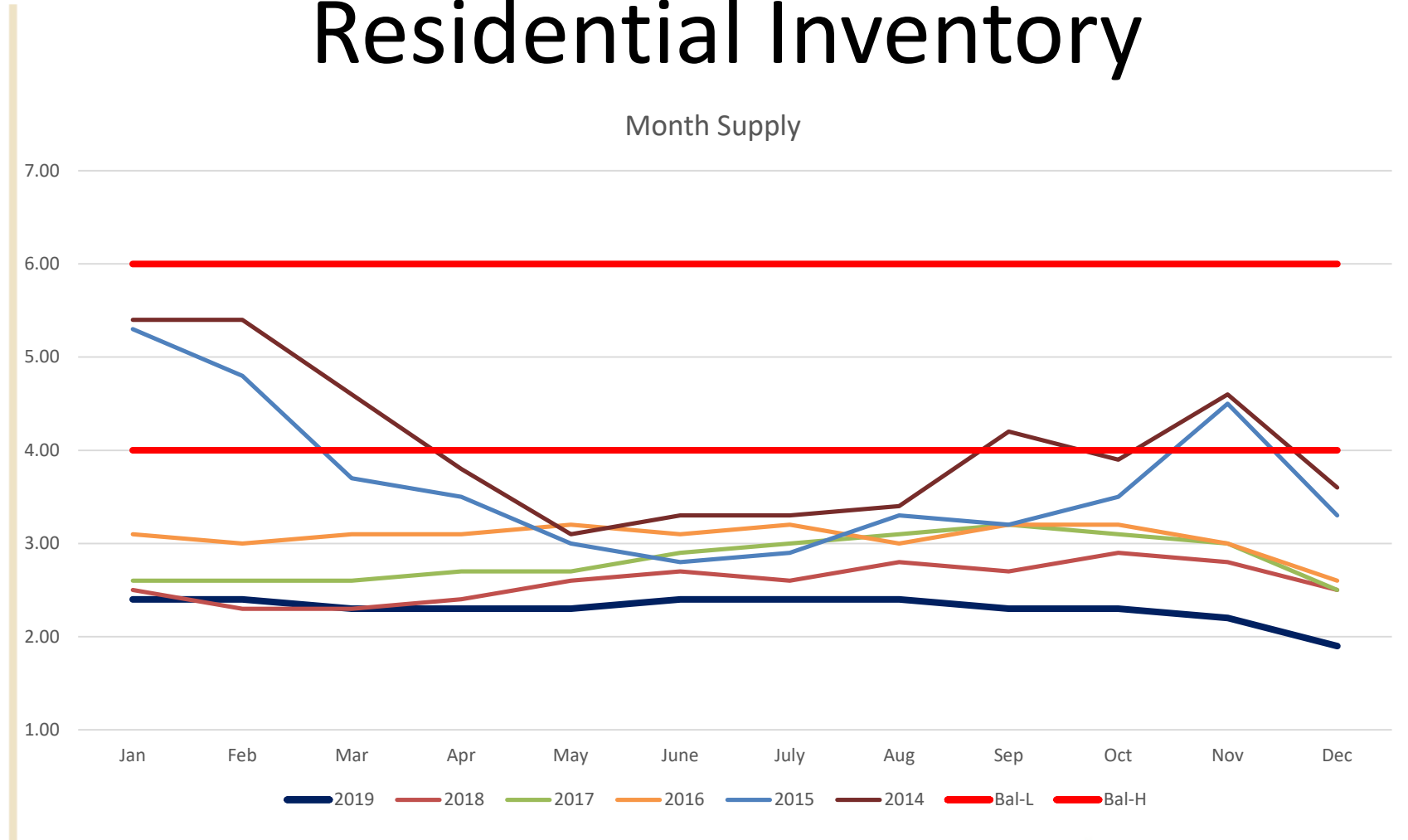
www.sedgwickcounty.org



Sedgwick County...
working for you

Residential Inventory

Month Supply



Source: Realtors of South Central Kansas

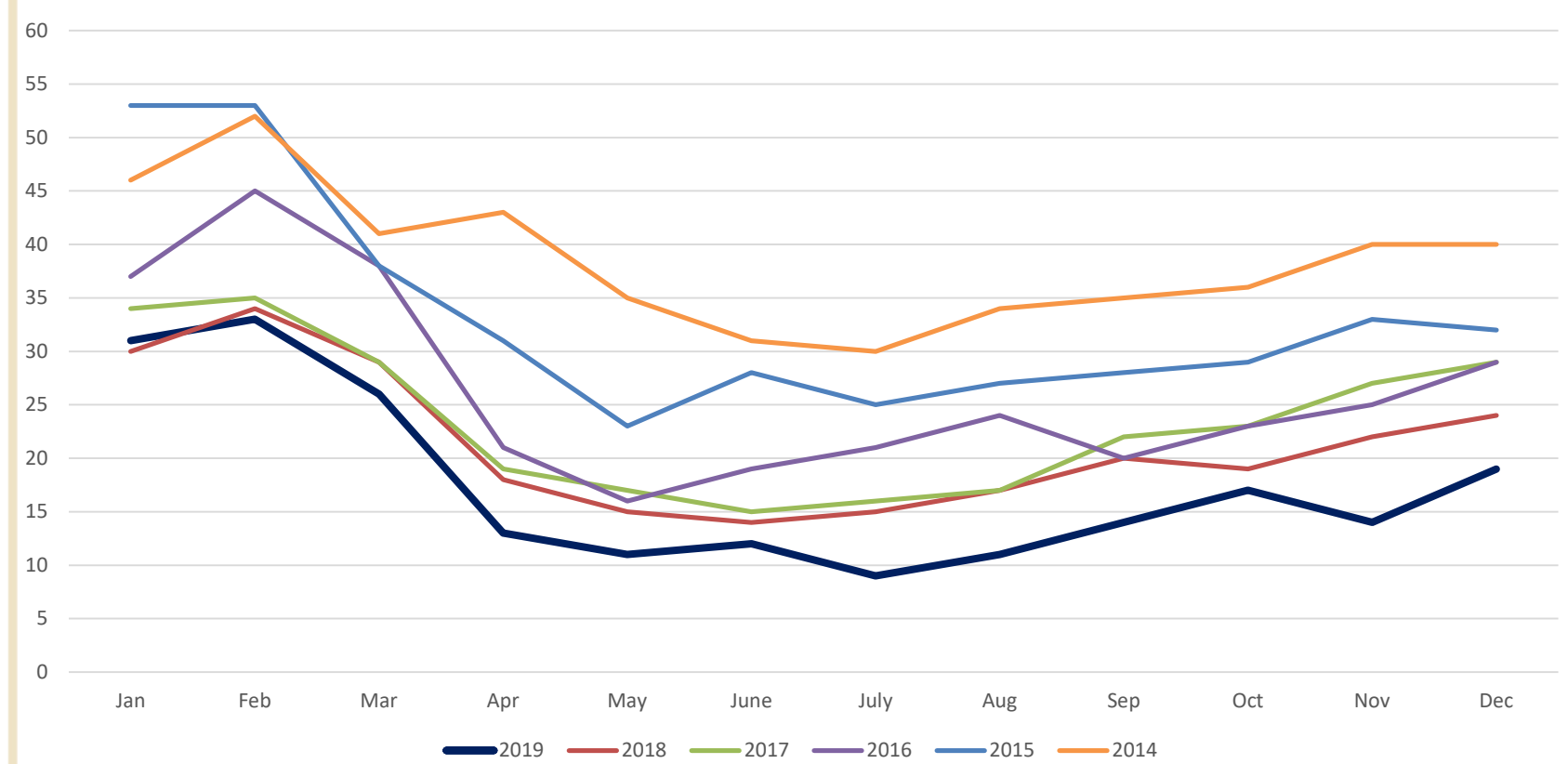
www.sedgwickcounty.org



Sedgwick County...
working for you

Residential Inventory

Median Days on Market



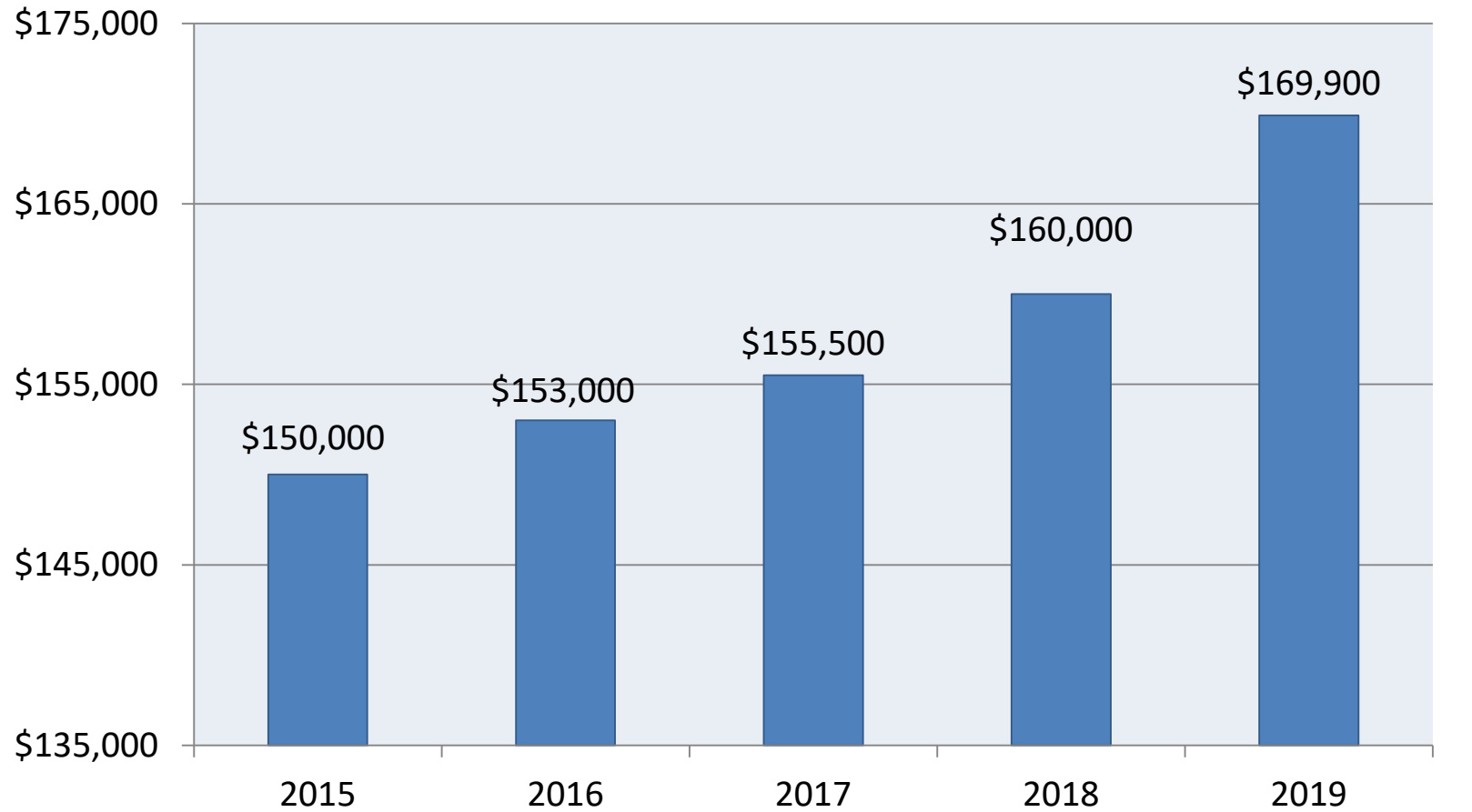
Source: Realtors of South Central Kansas

www.sedgwickcounty.org



Sedgwick County...
working for you

Median Sale Price



www.sedgwickcounty.org



*Sedgwick County...
working for you*

Commercial

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

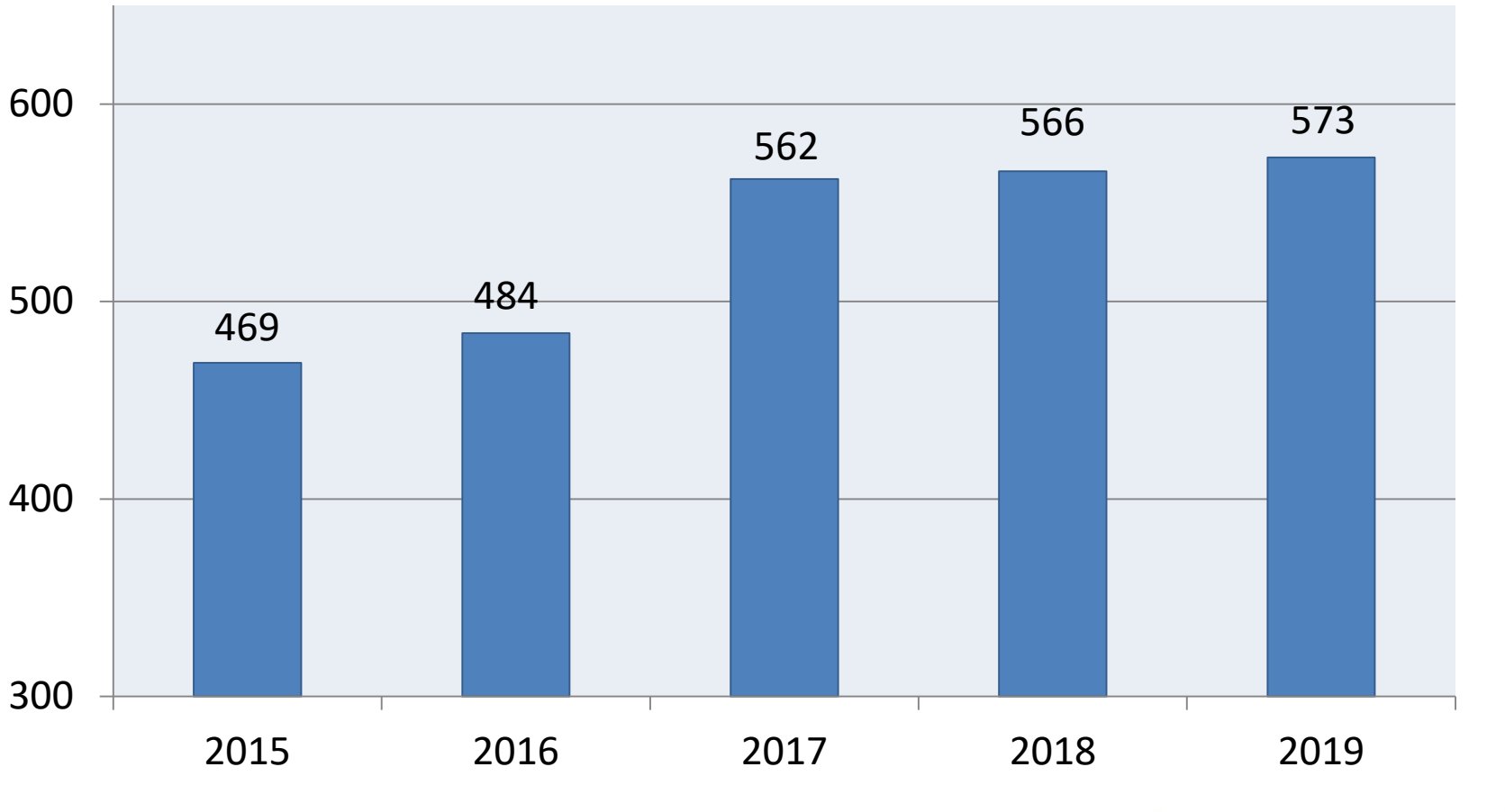


www.sedgwickcounty.org



Sedgwick County...
working for you

Commercial Property Sales

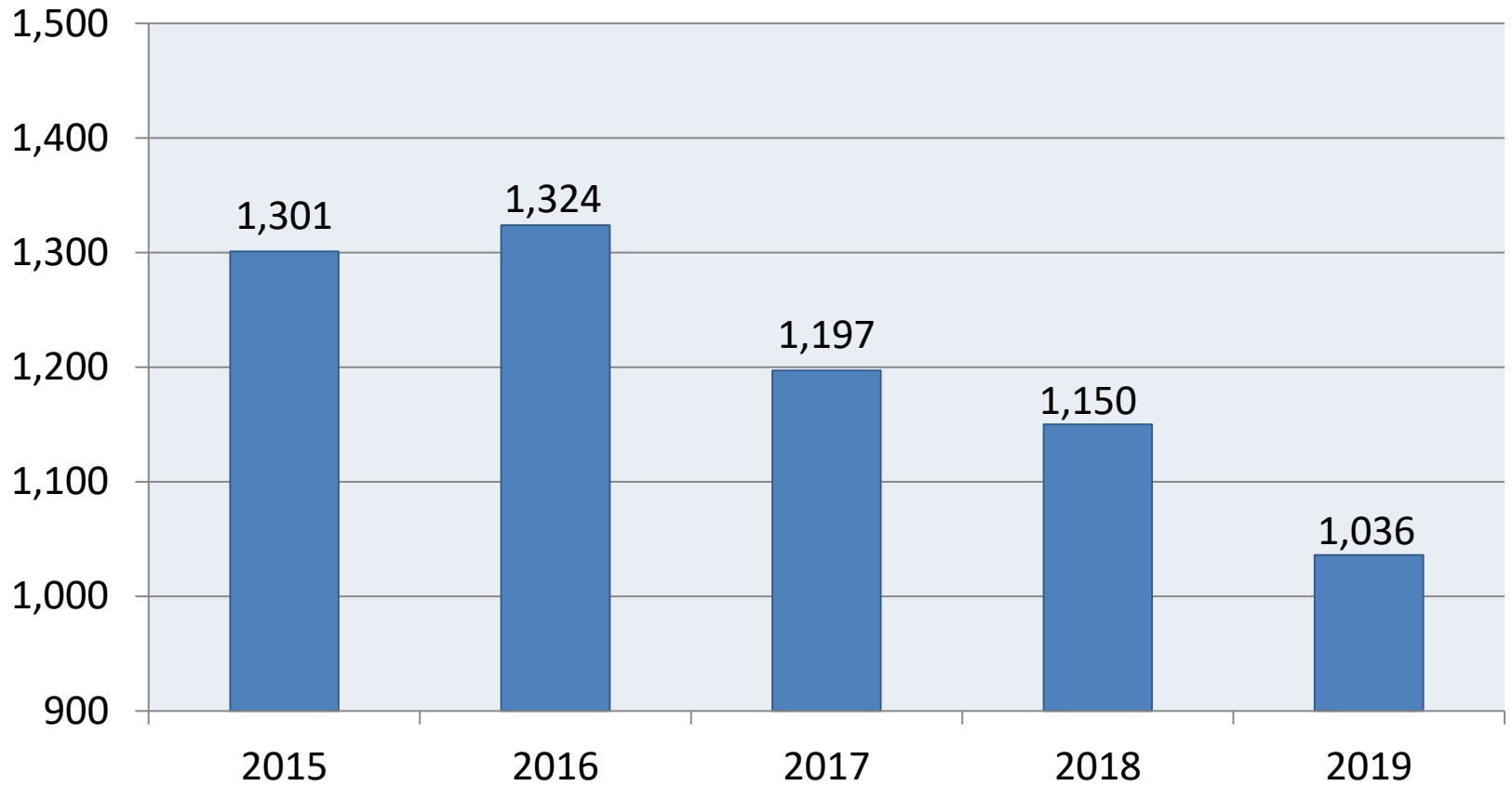


www.sedgwickcounty.org



Sedgwick County...
working for you

Commercial Building Permit Activity



www.sedgwickcounty.org



*Sedgwick County...
working for you*

2019 Preliminary Appraisal /Sales Ratio Study

Property Class	Median Ratio
Residential	89.6%
Commercial	90.9%

www.sedgwickcounty.org



Sedgwick County...
working for you

Agricultural

438,257 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



Sedgwick County...
working for you

2020 Valuation Summary

- **Residential Parcels**

- (16%) No change in value

- (81%) Increase in value (typical change was 6%)

- (3%) Decrease in value (typical change was 5%)

- **Commercial Parcels**

- (28%) No change in value

- (53%) Increase in value (typical change was 7%)

- (19%) Decrease in value (typical decrease 5%)

- **Agricultural Parcels**

- (30%) No change in value

- (30%) Increase in value (typical change was 29%)

- (40%) Decrease in value (typical change was 2%)

www.sedgwickcounty.org



*Sedgwick County...
working for you*

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 2019.

Approximately 174,000 real property value notices will be mailed for 2020, which is about 78% of all properties in Sedgwick County.

www.sedgwickcounty.org



Sedgwick County...
working for you

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, which will include instructions on how to file an appeal.

www.sedgwickcounty.org



Sedgwick County...
working for you

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 17, 2020.

www.sedgwickcounty.org



Sedgwick County...
working for you

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. Increases or decreases in property values do not change the amount of tax dollars needed for local services.



*Sedgwick County...
working for you*

Customer Service Information & Assistance

271 W. 3rd St., Suite 501

Wichita, Kansas 67202-1223

(316) 660-9000

www.sedgwickcounty.org

Appeal Process Information

Real Property Values

Real Property Sales

www.sedgwickcounty.org